WALSH HILLS

PRELIMINARY UNIT LOT SUBDIVISION

DECEMBER 2, 2020

CITY OF SNOHOMISH — SNOHOMISH COUNTY, WA

PROJECT INFORMATION

GENERAL

SITE ADDRESS:

1705, 1711 TERRACE AVENUE, SNOHOMISH, WA 98290

SITE DATA:	ZONING	AREA
28060700103600, SINGLE-FAMLY RESIDENTAL (PORTION FOR PLANNED RESIDENTIAL DEVELOPMENT, PRD)	SF	3.46 ac 150,751 sf
28060700103600, MED. DENSITY MULTI-FAMILY RESIDENTIAL (PORTION FOR UNIT LOT SUBDIVISION, "PARENT LOT"	MD	15.83 ac 689,382 sf
TOTAL SITE AREA (PARCEL NO. 28060700103600)		19.29 ac 840,132 sf

CRITICAL AREAS AND OPEN SPACE

TRACT 999 - WETLANDS A + B, STEEP SLOPES, BUFFERS, AND OPEN SPACE	5.62 ac
TRACT 998 - WETLAND C, INCL. BUFFER	0.38 ac
TOTAL CRITICAL AREA AND OPEN SPACE TRACTS	6.00 ac

BASE DENSITY AND DIMENSIONAL REQUIREMENTS

ZONING DESIGNATION	**SF**	**MD**
SUBDIVISION APPLICATION	**PRD**	**ULS***
MAXIMUM ALLOWABLE (GROSS) DENSITY	6 du/ac	18 du/ac
MAXIMUM DWELLING UNITS ALLOWED	21 du	285 du
PROPOSED NO. DWELLING UNITS	**17 du**	**94 du**
PROPOSED RESIDENTIAL DENSITY	**4.9 du/ac**	**5.9 du/ac**

DENSITY, DIMENSIONS, AND BULK STANDARDS (SMC 14.210.330, TABLE 2*; SMC 14.220.100):

MINIMUM LOT SIZE	4,000 sf	6,000 sf
PROPOSED AVERAGE (INDIVIDUAL) LOT SIZE	**4,446 sf**	**3,054 sf**
PROPOSED MINIMUM (INDIVIDUAL) LOT SIZE	**4,241 sf**	**2,820 sf**
MINIMUM LOT WIDTH	40 ft	50 ft
PROPOSED MINIMUM (INDIVIDUAL) LOT WIDTH	**40 ft**	**34 ft**
FRONT YARD SETBACK, FROM STREET	10 ft	20 ft
FRONT YARD SETBACK, FROM ADJACENT PROPERTY	20 ft	10 ft
REAR YARD SETBACK	12 ft	15 ft
SIDE YARD SETBACK, FROM STREET	10 ft	10 ft
SIDE YARD SETBACK, FROM ADJACENT PROPERTY	5 ft	8 ft
GARAGE SETBACK, FROM BACK OF SIDEWALK	20 ft	20 ft
MAXIMUM BUILDING HEIGHT	35 ft	35 ft
MAXIMUM LOT COVERAGE	NA	80%
MAXIMUM FLOOR AREA RATIO (FAR)	0.50	NA

* DIMENSIONAL STANDARDS LISTED FOR THE MD ZONE AND ULS SUBDIVISION APPLICATION ARE APPLICABLE TO THE "PARENT LOT" ONLY AND THEY ARE NOT APPLICABLE TO THE INDIVIDUAL FEE-SIMPLE UNIT LOTS PER SMC 14.215.125.A.

OPEN SPACE

REQUIRED MIN. USABLE OPEN SPACE (SMC 14.220.105.H):	200 sf/du 3,400 sf	200 sf/du 18,800 sf
REQUIRED MIN. USABLE OPEN SPACE, PRD+ULS (CUMULATIVE)	22,200 sf	0.51 ac
	2.6%	
PROVIDED USABLE OPEN SPACE AREAS:		
TRACT 995	17,651 sf	-
TRACT 996	-	2,274 sf
TRACT 997	-	41,270 sf
TOTAL USABLE OPEN SPACE	**17,651 sf** **0.41 ac**	**43,544 sf** **1.00 ac**
TOTAL USABLE OPEN SPACE, PRD + ULS (CUMULATIVE)	**61,195 sf**	**1.40 ac**
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REQUIRED MIN. TOTAL OPEN SPACE (SMC 14.220.105A):	20% 30,150 sf 0.69 ac	20% 137,876 sf 3.17 ac
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TOTAL OPEN SPACE	**30,383 sf** **0.70 ac** **20%**	**292,298 sf** **6.71 ac** **42%**
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	38.4%	

PRIVATE (ON-LOT) OPEN SPACE

REQUIRED MIN. PRIVATE OPEN SPACE (SMC 14.215.125.G.2)	NA	400 sf/du
PROVIDED PRIVATE OPEN SPACE	NA	400 sf/du

LANDSCAPE

REQUIRED MIN. LANDSCAPE (SMC 14.210.330, TABLE 2):	NA	5% 34,469 sf
REQUIRED MIN. LANDSCAPE, PRD+ULS (CUMULATIVE)	34,469 sf	
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OFF-STREET PARKING

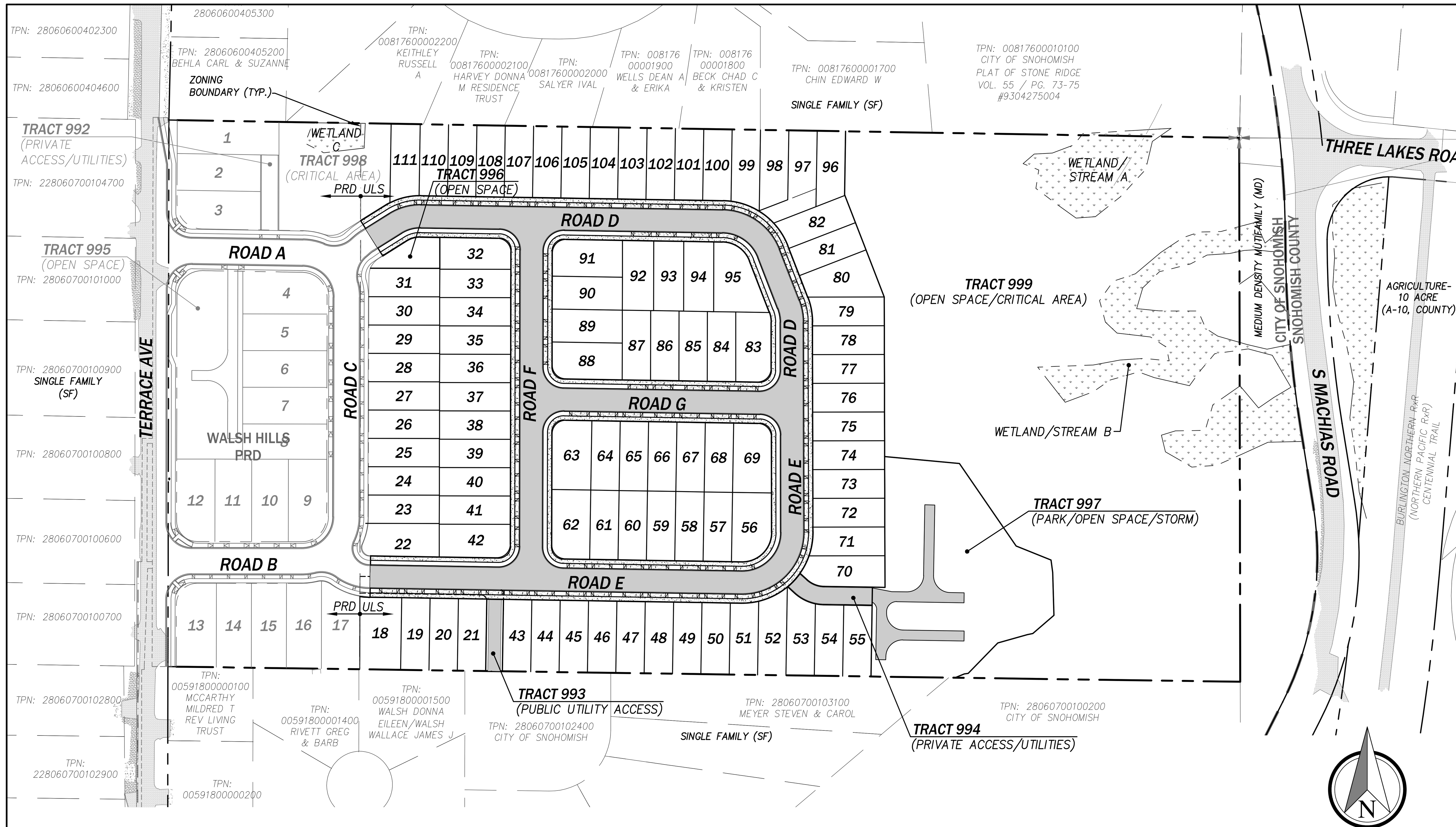
MINIMUM REQUIRED OFF-STREET PARKING (SMC 14.235.170) (SMC 14.235.170, ENGINEERING STD. DET. 300)	4 sp/du 68 spaces	4 sp/du 376 spaces
OFF-STREET PARKING PROVIDED (2-CAR PER GARAGE, 2-CAR PER DRIVEWAY)	68 spaces	376 spaces

PUBLIC ROADS

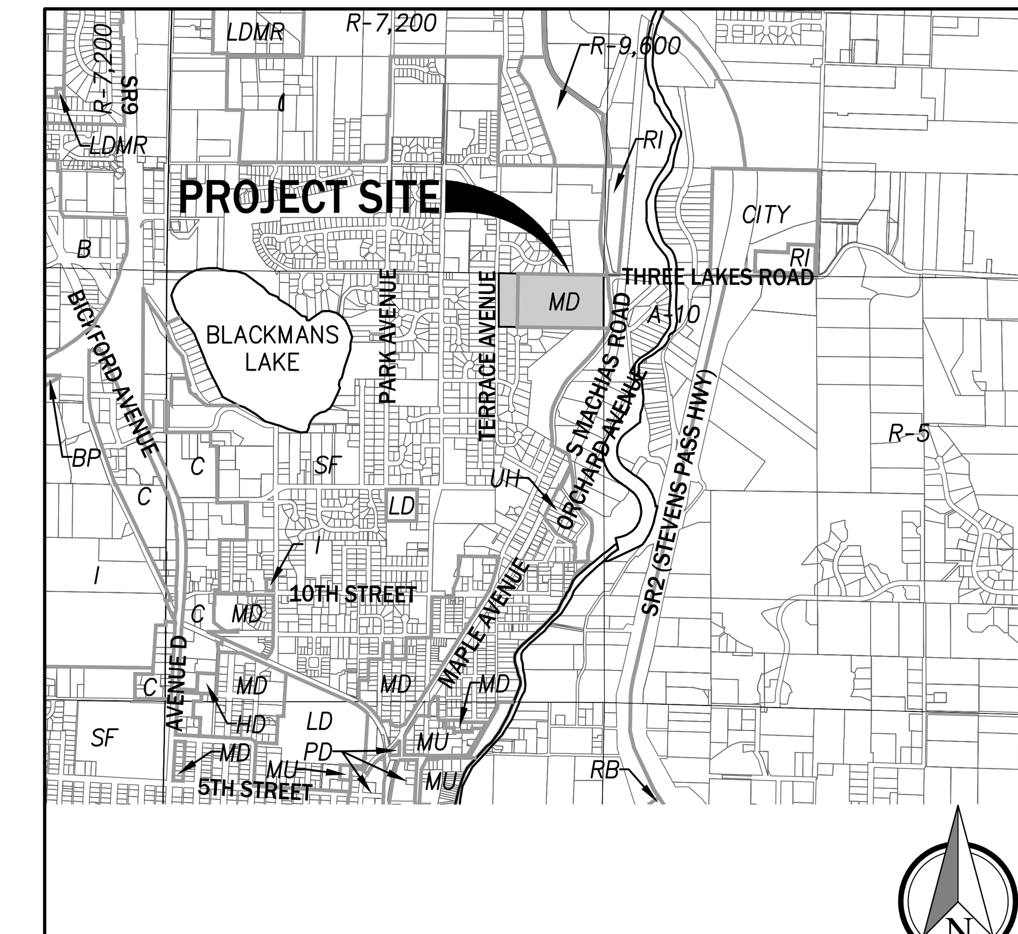
PROPOSED LENGTH OF PUBLIC ROADWAY	796 LF	2124 LF
AREA OF PROPOSED PUBLIC RIGHTS-OF-WAY	42,784 sf 0.98 ac 28.4%	106,392 sf 2.44 ac 15.4%
AREA OF PROPOSED PUBLIC RIGHTS-OF-WAY (CUMULATIVE)	**149,176 sf**	**3.42 ac**
	17.8%	

811 Know what's below. Call before you dig.

P:\project\0035\19030\Dwg\Sheets\Unit Lot Subdivision\C0.00.dwg
12/3/2020 12:38 AM MATT HOUGH



SITE PLAN



VICINITY MAP

PROJECT TEAM

OWNERS
DONNA WALSH
WALLACE WALSH, SR.
WALLACE WALSH, JR.
CAROL WALSH
JAY WALSH

APPLICANT
SSHI, LLC dba D.R. HORTON
CONTACT: JEREMY SMITH
11241 SLATER AVENUE NE
SUITE 200
KIRKLAND, WA 98033
PHONE: (425) 825-3186

CIVIL ENGINEER/PLANNER
CPH CONSULTANTS
CONTACT: MATT HOUGH, PE
11321-B NE 120TH STREET
KIRKLAND, WA 98034
PHONE: (425) 285-2390
FAX: (425) 285-2389

SURVEYOR
AXIS SURVEY & MAPPING
CONTACT: ZANE NALL, PLS
15241 NE 90TH STREET
REDMOND, WA 98052
PHONE: (425) 823-5700

LANDSCAPE ARCHITECT
CRAMER DESIGN CONSULTANTS
CONTACT: GAYLE CRAMER, RLA
1909 242ND STREET SE
BOTHELL, WA 98021
PHONE: (425) 241-6258

GEOTECHNICAL ENGINEER
TERRA ASSOCIATES, INC.
CONTACT: CAROLYN S. DECKER, PE
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
PHONE: (425) 821-7777

RECEIVED 12/03/2020 PLANNING

DRAWING INDEX

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY AXIS SURVEY & MAPPING, AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY AXIS SURVEY AND MAPPING:

LEGAL DESCRIPTION

PARCEL A

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 6 EAST W.M., KING COUNTY, WASHINGTON.

THENCE WEST ALONG THE NORTH LINE OF SECTION 7 TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE EAST TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING ON THE WEST LINE OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.;

THENCE SOUTH ALONG THE WEST LINE OF SECTION 8 TO A POINT IN THE CENTERLINE OF THE COUNTY ROAD, SAID POINT BEING 824.7 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 8;

THENCE NORTHERLY ALONG THE CENTERLINE OF THE COUNTY ROAD TO THE NORTH LINE OF SECTION 8;

THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 8 TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION WITHIN COUNTY ROADS.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

NAVD '88 PER WGS SURVEY CONTROL POINT DESIGNATION SS04.

HORIZONTAL DATUM

NAD '83/'11

BASIS OF BEARING

ORIGINATING BENCHMARK: WGS SURVEY CONTROL POINT SS04
FOUND 4"x4" CONCRETE POST WITH LEAD PLUG LEANING EASTERLY, ELEV.: 149.87.

TEMPORARY BENCHMARKS:

TBM 'A' SET MAG NAIL AND AXIS CONTROL WASHER ON WEST SIDE OF TERRACE AVE ±113.6' SOUTHWESTERLY OF NORTHWEST BOUNDARY CORNER; ELEV.: 285.70.

TBM 'B' TOP OF FOUND REBAR AND CAP AT SOUTHWEST BOUNDARY CORNER, ELEV. 284.88.

TBM 'C' SET REBAR AND RED CONTROL CAP ON EASTERLY SIDE OF MACHIAS RD ±241.7' SOUTHEASTERLY OF THE SECTION CORNER, ELEV. 58.35.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 30, 2020 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

UTILITY PURVEYORS/PUBLIC SERVICES

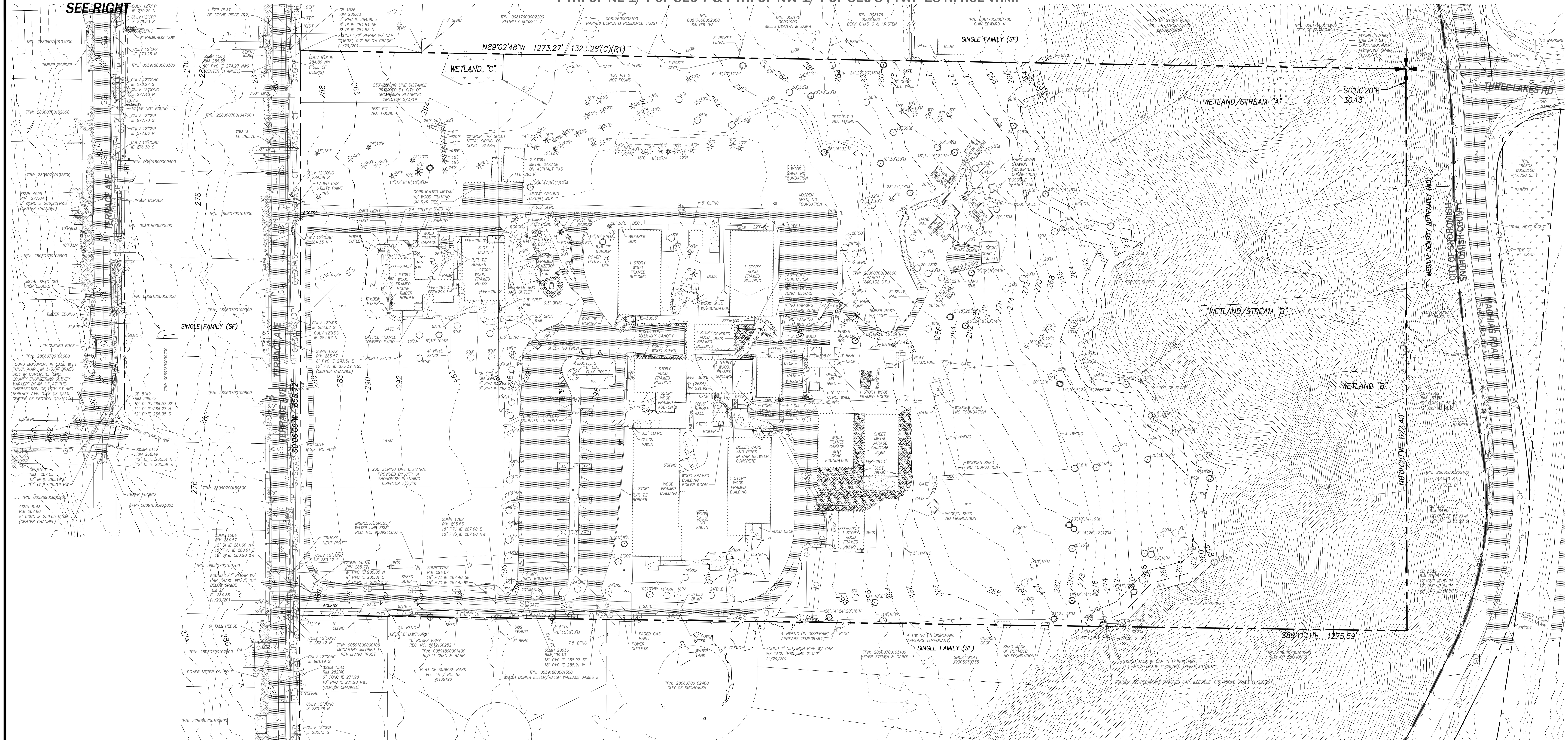
WATER:	CITY OF SNOHOMISH
SANITARY SEWER:	CITY OF SNOHOMISH
FIRE DISTRICT:	FIRE DISTRICT 04
SCHOOL DISTRICT:	SNOHOMISH SCHOOL DISTRICT 201
ELECTRICAL:	SNOHOMISH COUNTY PUD
NATURAL GAS:	PUGET SOUND ENERGY
COMMUNICATION/CABLE:	FRONTIER, COMCAST
REFUSE SERVICE:	REPUBLIC SERVICES

MATTHEW J. HOUGH — STATE OF WASHINGTON — PROFESSIONAL ENGINEER — 12/2/2020

C|P|H CONSULTANTS
Site Planning • Civil Engineering
Landscape Architecture • Land Use Consulting
11321-B NE 120th Street
Kirkland, WA 98034 • (425) 285-2390
101 South Wenatchee Avenue, Suite C3
Wenatchee, WA 98801 • (509) 293-7731
www.cphconsultants.com

OTOP351930
TBLOCK
CNOT351930

PTN. OF NE 1/4 OF SEC 7 & PTN. OF NW 1/4 OF SEC 8 , TWP 28 N, R6E W.M.



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N

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PLAN IN FEET

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NO.	DATE	REVISION	BY	CK.
0	12/2/20	SEPA AND LAND USE APP. RESUBMITTAL	CMT	MJH

WALSH HILLS

PRELIMINARY UNIT LOT SUBDIVISION

EXISTING CONDITIONS

CITY OF SNOHOMISH
SNOHOMISH COUNTY/WASHINGTON

CLIENT

SSHI, LLC dba D.R. HORTON
11241 Slater Avenue NE, Suite 200
Kirkland, WA 98033
Phone:(425)825-3186

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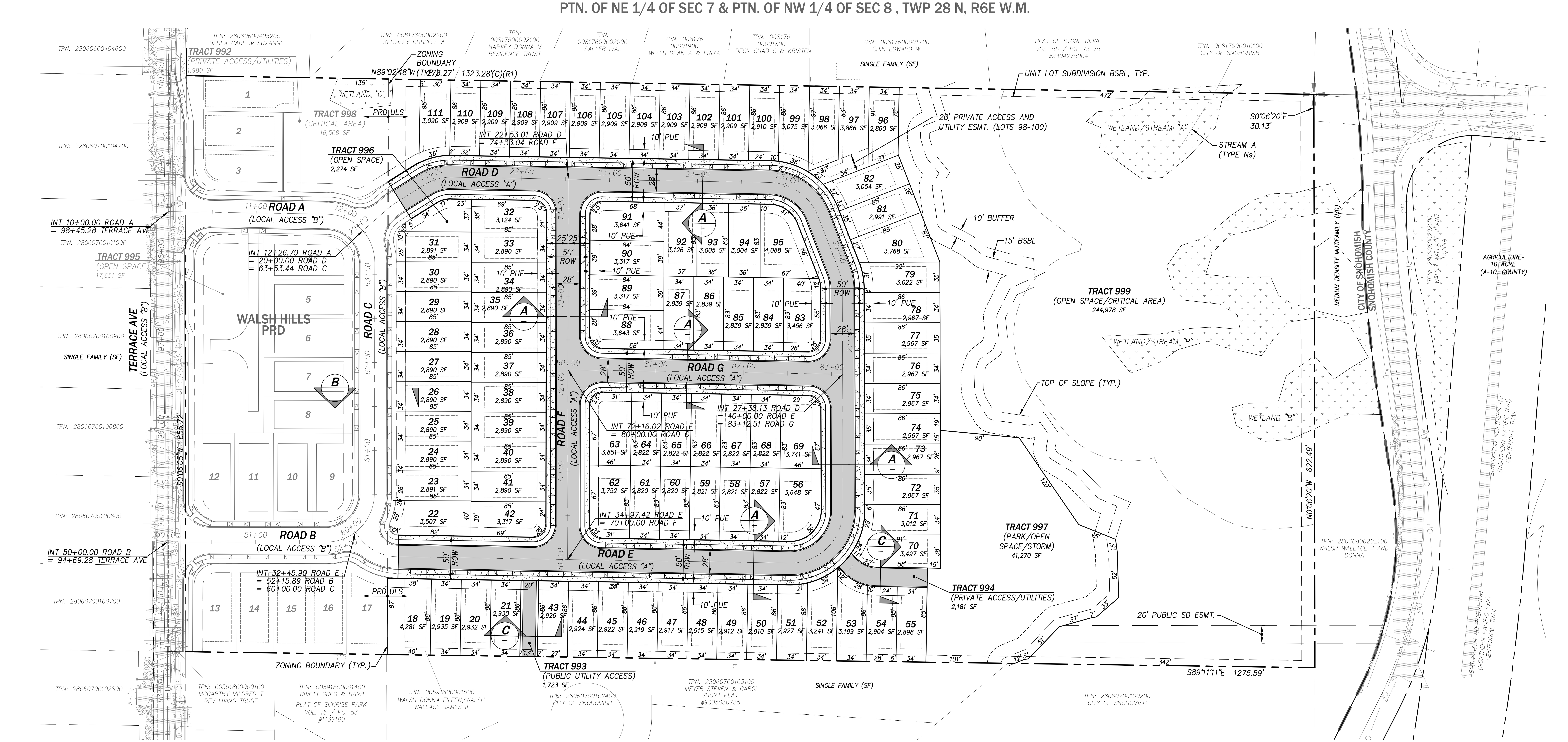
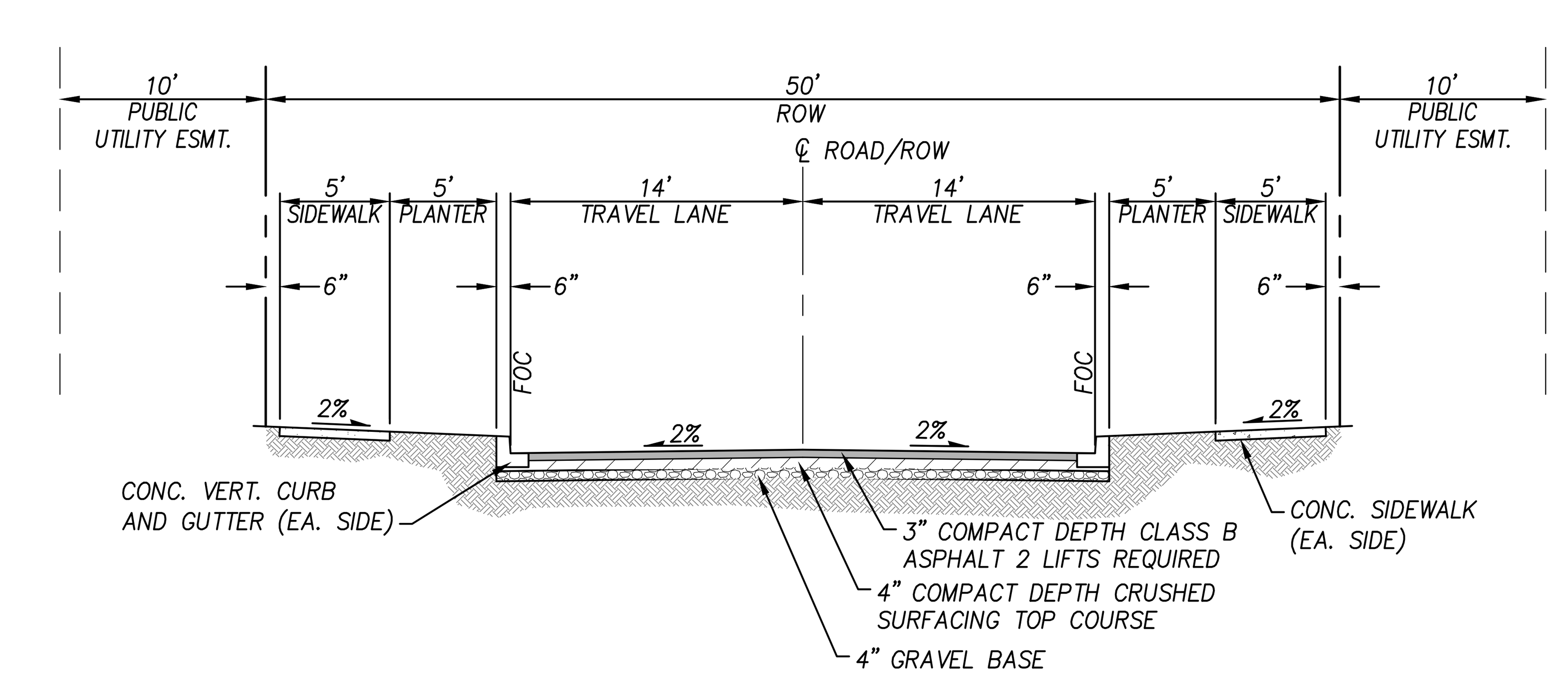
PROJECT NO.
0035-19-030

DRAWING
C0.10

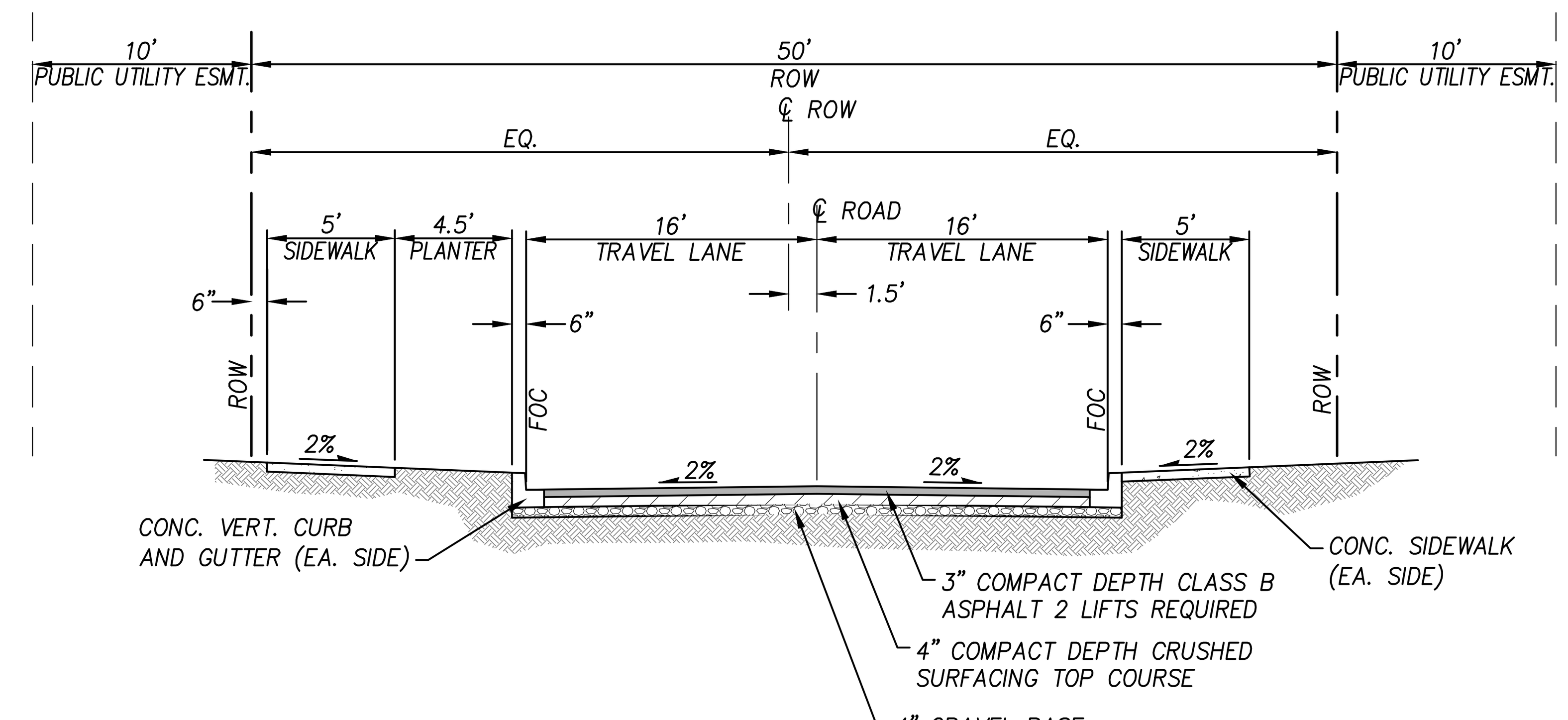
OTOP351930
CGRD351930
CSIT351930A
CSIT351930B
CUSD351930
CUWS351930
TBLOCK
CNOT351930

PTN. OF NE 1/4 OF SEC 7 & PTN. OF NW 1/4 OF SEC 8 , TWP 28 N, R6E W.M.

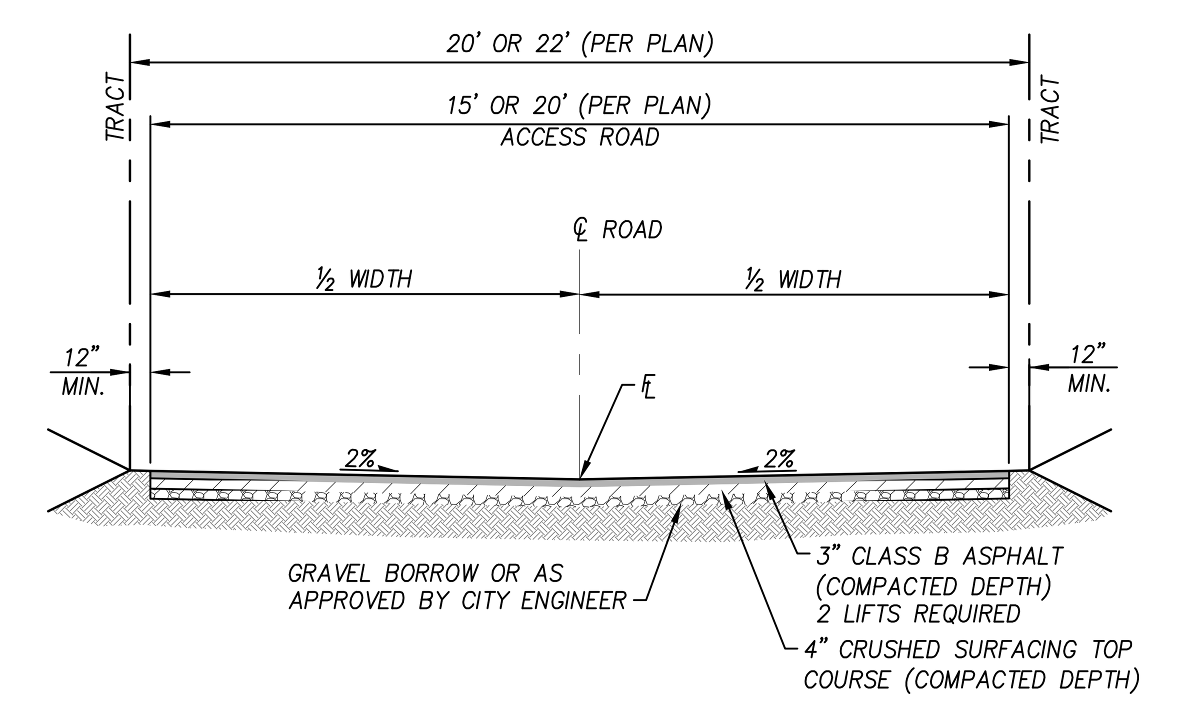




A TYPICAL ROAD SECTION - SECONDARY
NOT TO SCALE
LOCAL ACCESS "A" (PUBLIC)



B TYPICAL ROAD SECTION - PRIMARY
NOT TO SCALE
LOCAL ACCESS "B" (PUBLIC)



C TYPICAL ROAD SECTION - PRIVATE OR PUBLIC (PER PLAN)
NOT TO SCALE

TRACT 993: TRACT 993 SHALL BE DEDICATED TO THE CITY OF SNOHOMISH WITH THE RECORDING OF THE FINAL PLAT FOR THE PURPOSE OF INGRESS, EGRESS, AND UTILITIES. BOLLARDS AND "NO PARKING" SIGNS SHALL BE INSTALLED AT THE TRACT INTERSECTION WITH PUBLIC RIGHT-OF-WAY (ROAD E).

NOTE:
SEE PRELIMINARY SITE PLAN (DRAWING C2.01) FOR ADDITIONAL PROJECT DATA AND DETAILS.

0 60 120
PLAN IN FEET

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12/2/2020 5:23 PM COLTON DARDEN

NO.	DATE	REVISION	BY	CK.
1	12/2/20	SEPA AND LAND USE APP. RESUBMITTAL	CMT	MJH

MATTHEW J. HOUGH, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 12/2/2020

WALSH HILLS
PRELIMINARY UNIT LOT SUBDIVISION
OVERALL PRELIMINARY SITE PLAN
CITY OF SNOHOMISH
SNOHOMISH COUNTY/WASHINGTON

CLIENT
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PROJECT NO.
0035-19-030

DRAWING
C2.00

SHEET 3 OF 22

OTOP351930
CGRD351930
CSIT351930A
CSIT351930B
CUSD351930
CUWS351930
TBLOCK
CNOT351930
KEYMAP

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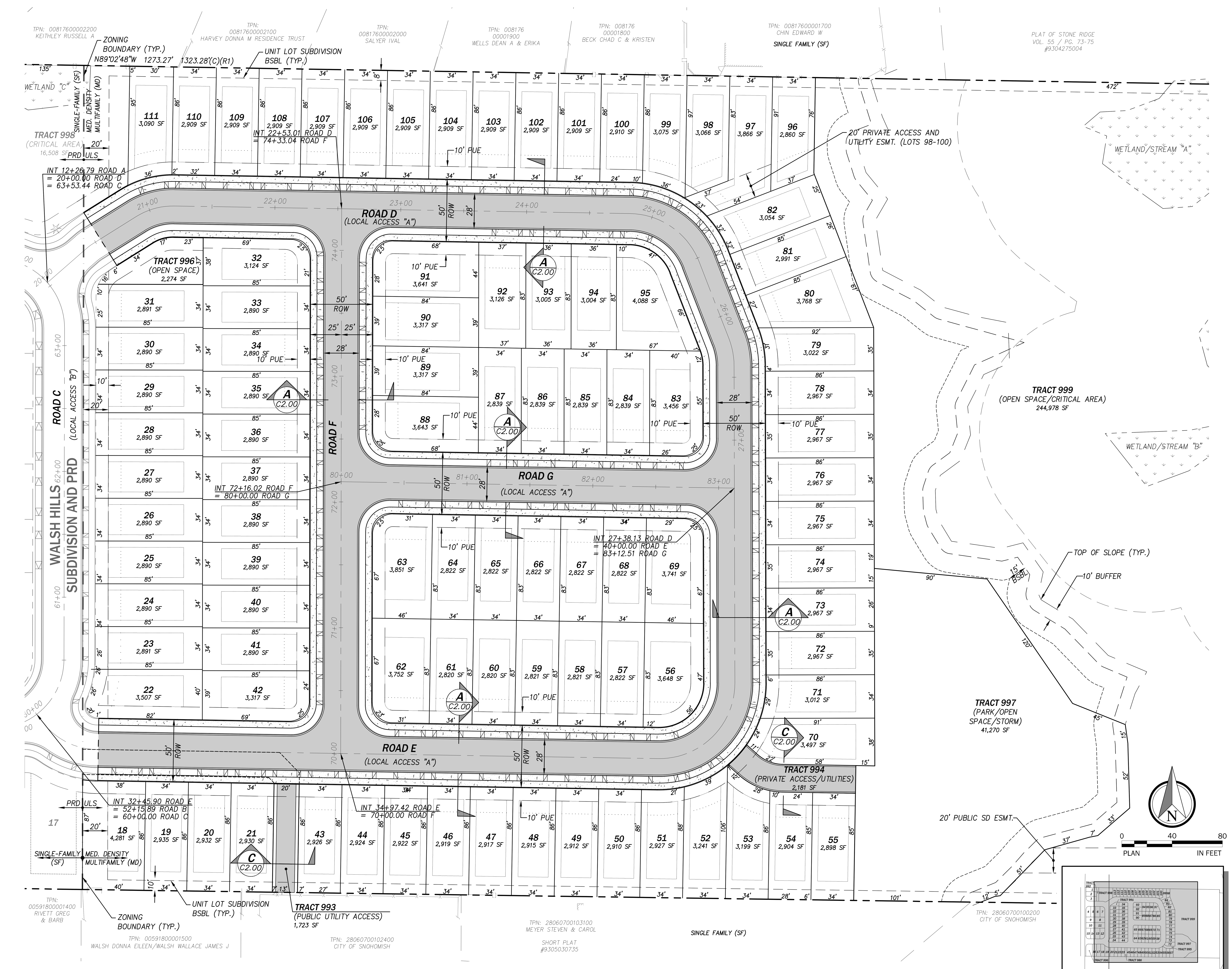
P:\project\0035\19030\Dwg\Sheets\Unit Lot Subdivision\C2.01.dwg
12/2/2020 5:24 PM COLTON DARDEN

PARKING NOTE: EACH LOT PROVIDES FOUR (4) OFF-STREET PARKING SPACES W/TWO (2) ON THE 20-FOOT LONG DRIVEWAY AND TWO (2) IN THE GARAGE CONSISTENT WITH NOTE 4 ON CITY OF SNOHOMISH ENGINEERING STANDARD DETAIL 300.

PTN. OF NE 1/4 OF SEC 7 & PTN. OF NW 1/4 OF SEC 8 , TWP 28 N, R6E W.M.



0 40 80
PLAN IN FEET

TRACT 993: TRACT 993 SHALL BE DEDICATED TO THE CITY OF SNOHOMISH WITH THE RECORDING OF THE FINAL PLAT FOR THE PURPOSE OF INGRESS, EGRESS, AND UTILITIES. BOLLARDS AND "NO PARKING" SIGNS SHALL BE INSTALLED AT THE TRACT INTERSECTION WITH PUBLIC RIGHT-OF-WAY (ROAD E).

KEYMAP

NO.	DATE	REVISION	BY	CK.
0	12/2/20	SEPA AND LAND USE APP. RESUBMITTAL	CMT	MJH

MATTHEW J. HOUGH STATE OF WASHINGTON 36495 REGISTERED PROFESSIONAL ENGINEER 12/2/2020

WALSH HILLS

PRELIMINARY UNIT LOT SUBDIVISION

PRELIMINARY SITE PLAN

CITY OF SNOHOMISH
SNOHOMISH COUNTY/WASHINGTON

CLIENT
SSHI, LLC dba D.R. HORTON
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Phone:(425)825-3186

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PROJECT NO. 0035-19-030

DRAWING C2.01

OTOP351930
CGRD351930
CSIT351930A
CSIT351930B
CUSD351930
CUWS351930
TBLOCK
CNOT351930
KEYMAP
CFIT351930

PROJECT INFORMATION

GENERAL

SITE ADDRESS:

1705, 1711 TERRACE AVENUE, SNOHOMISH, WA 98290

SITE DATA:	ZONING	AREA
28060700103600, SINGLE-FAMLY RESIDENTAL (PORTION FOR PLANNED RESIDENTIAL DEVELOPMENT, PRD)	SF	3.46 ac 150,751 sf
28060700103600, MED. DENSITY MULTI-FAMILY RESIDENTIAL (PORTION FOR UNIT LOT SUBDIVISION, "PARENT LOT"	MD	15.83 ac 689,382 sf
TOTAL SITE AREA (PARCEL NO. 28060700103600)		19.29 ac 840,132 sf

CRITICAL AREAS AND OPEN SPACE

TRACT 999 - WETLANDS A + B, STEEP SLOPES, BUFFERS, AND OPEN SPACE	5.62 ac
TRACT 998 - WETLAND C, INCL. BUFFER	0.38 ac
TOTAL CRITICAL AREA AND OPEN SPACE TRACTS	6.00 ac

BASE DENSITY AND DIMENSIONAL REQUIREMENTS

ZONING DESIGNATION	**SF**	**MD**
SUBDIVISION APPLICATION	**PRD**	**ULS***
MAXIMUM ALLOWABLE (GROSS) DENSITY	6 du/ac	18 du/ac
MAXIMUM DWELLING UNITS ALLOWED	21 du	285 du
PROPOSED NO. DWELLING UNITS	**17 du**	**94 du**
PROPOSED RESIDENTIAL DENSITY	**4.9 du/ac**	**5.9 du/ac**

DENSITY, DIMENSIONS, AND BULK STANDARDS (SMC 14.210.330, TABLE 2*; SMC 14.220.100):

MINIMUM LOT SIZE	4,000 sf	6,000 sf
PROPOSED AVERAGE (INDIVIDUAL) LOT SIZE	**4,446 sf**	**3,054 sf**
PROPOSED MINIMUM (INDIVIDUAL) LOT SIZE	**4,241 sf**	**2,820 sf**
MINIMUM LOT WIDTH	40 ft	50 ft
PROPOSED MINIMUM (INDIVIDUAL) LOT WIDTH	**40 ft**	**34 ft**
FRONT YARD SETBACK, FROM STREET	10 ft	20 ft
FRONT YARD SETBACK, FROM ADJACENT PROPERTY	20 ft	10 ft
REAR YARD SETBACK	12 ft	15 ft
SIDE YARD SETBACK, FROM STREET	10 ft	10 ft
SIDE YARD SETBACK, FROM ADJACENT PROPERTY	5 ft	8 ft
GARAGE SETBACK, FROM BACK OF SIDEWALK	20 ft	20 ft
MAXIMUM BUILDING HEIGHT	35 ft	35 ft
MAXIMUM LOT COVERAGE	NA	80%
MAXIMUM FLOOR AREA RATIO (FAR)	0.50	NA

* DIMENSIONAL STANDARDS LISTED FOR THE MD ZONE AND ULS SUBDIVISION APPLICATION ARE APPLICABLE TO THE "PARENT LOT" ONLY AND THEY ARE NOT APPLICABLE TO THE INDIVIDUAL FEE-SIMPLE UNIT LOTS PER SMC 14.215.125.A.

OPEN SPACE

REQUIRED MIN. USABLE OPEN SPACE (SMC 14.220.105.H):	200 sf/du 3,400 sf	200 sf/du 18,800 sf
REQUIRED MIN. USABLE OPEN SPACE, PRD+ULS (CUMULATIVE)	22,200 sf	0.51 ac
	2.6%	
PROVIDED USABLE OPEN SPACE AREAS:		
TRACT 995	17,651 sf	-
TRACT 996	-	2,274 sf
TRACT 997	-	41,270 sf
TOTAL USABLE OPEN SPACE	**17,651 sf** **0.41 ac**	**43,544 sf** **1.00 ac**
TOTAL USABLE OPEN SPACE, PRD + ULS (CUMULATIVE)	**61,195 sf**	**1.40 ac**
	7.3%	
REQUIRED MIN. TOTAL OPEN SPACE (SMC 14.220.105A):	20% 30,150 sf 0.69 ac	20% 137,876 sf 3.17 ac
MIN. REQUIRED TOTAL OPEN SPACE, PRD+ULS (CUMULATIVE)	168,026 sf	3.86 ac
	20.0%	
PROVIDED TOTAL OPEN SPACE AREAS:		
TRACT 995	17,651 sf	
TRACT 996		2,274 sf
TRACT 997		41,270 sf
TRACT 998	12,732 sf	3,776 sf
TRACT 999	-	244,978 sf
TOTAL OPEN SPACE	**30,383 sf** **0.70 ac** **20%**	**292,298 sf** **6.71 ac** **42%**
TOTAL OPEN SPACE, PRD + ULS (CUMULATIVE)	**322,681 sf**	**7.41 ac**
	38.4%	

PRIVATE (ON-LOT) OPEN SPACE

REQUIRED MIN. PRIVATE OPEN SPACE (SMC 14.215.125.G.2)	NA	400 sf/du
PROVIDED PRIVATE OPEN SPACE	NA	400 sf/du

LANDSCAPE

REQUIRED MIN. LANDSCAPE (SMC 14.210.330, TABLE 2):	NA	5% 34,469 sf
REQUIRED MIN. LANDSCAPE, PRD+ULS (CUMULATIVE)	34,469 sf	
PROVIDED LANDSCAPE:		
TOTAL USABLE OPEN SPACE	17,651 sf	43,544 sf
AMENITY STRIP	5,020 sf	18,520 sf
PROVIDED LANDSCAPE	**22,671 sf**	**62,064 sf**
PROVIDED LANDSCAPE, PRD + ULS (CUMULATIVE)	**84,735 sf**	

OFF-STREET PARKING

MINIMUM REQUIRED OFF-STREET PARKING (SMC 14.235.170) (SMC 14.235.170, ENGINEERING STD. DET. 300)	4 sp/du 68 spaces	4 sp/du 376 spaces
OFF-STREET PARKING PROVIDED (2-CAR PER GARAGE, 2-CAR PER DRIVEWAY)	68 spaces	376 spaces

PUBLIC ROADS

PROPOSED LENGTH OF PUBLIC ROADWAY	796 LF	2124 LF
AREA OF PROPOSED PUBLIC RIGHTS-OF-WAY	42,784 sf 0.98 ac 28.4%	106,392 sf 2.44 ac 15.4%
AREA OF PROPOSED PUBLIC RIGHTS-OF-WAY (CUMULATIVE)	**149,176 sf**	**3.42 ac**
	17.8%	

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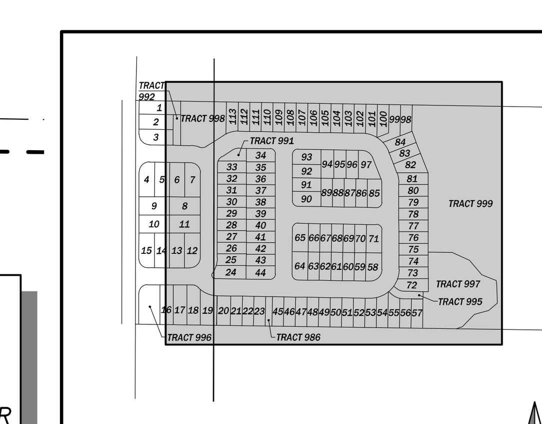

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PLAN IN FEET

NOTE: THE ELEVATIONS INCLUDING ANY DIMENSIONAL INFORMATION, SHOWN ON THIS PLAN ARE CONCEPTUAL AND MAY NOT REPRESENT FINAL BUILDING DESIGNS. THIS INFORMATION IS INTENDED ONLY TO ILLUSTRATE COMPLIANCE WITH APPLICABLE CITY DESIGN STANDARDS AND TO PROVIDE GUIDANCE FOR FUTURE BUILDING PERMIT REVIEW FOR THE PURPOSE OF COMPLETING THE REVIEW AND APPROVAL OF THE PRELIMINARY SUBDIVISION AND PLANNED RESIDENTIAL DEVELOPMENT AND ASSOCIATED LAND USE APPLICATIONS FOR THE PROJECT.

PRIVATE OPEN SPACE SUMMARY

PRIVATE OPEN SPACE (400 SF MIN. PER UNIT W/15' MIN. DIMENSION)

UNIT LOT #	AREA PROVIDED (SF)	UNIT LOT #	AREA PROVIDED (SF)
20	771	67	510
21	532	68	510
22	530	69	510
23	528	70	510
24	737	71	698
25	578	72	843
26	578	73	529
27	578	74	529
28	578	75	529
29	578	76	529
30	578	77	529
31	578	78	529
32	578	79	529
33	579	80	529
34	720	81	529
35	578	82	997
36	578	83	611
37	578	84	611
38	578	85	641
39	578	86	521
40	578	87	523
41	578	88	521
42	578	89	524
43	578	90	704
44	667	91	632
45	524	92	632
46	521	93	701
47	678	94	580
48	607	95	559
49	605	96	559
50	603	97	979
51	601	98	510
52	598	99	510
53	596	100	510
54	615	101	540
55	553	102	597
56	589	103	597
57	587	104	597
58	791	105	597
59	577	106	597
60	577	107	597
61	577	108	597
62	576	109	597
63	576	110	597
64	786	111	597
65	698	112	597
66	510	113	611

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MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
12/2/2020

WALSH HILLS

PRELIMINARY UNIT LOT SUBDIVISION

UNIT LOT SITE PLAN WITH FOOTPRINTS

CITY OF SNOHOMISH
SNOHOMISH COUNTY/WASHINGTON

CLIENT

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PROJECT NO.
0035-19-030

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C2.02

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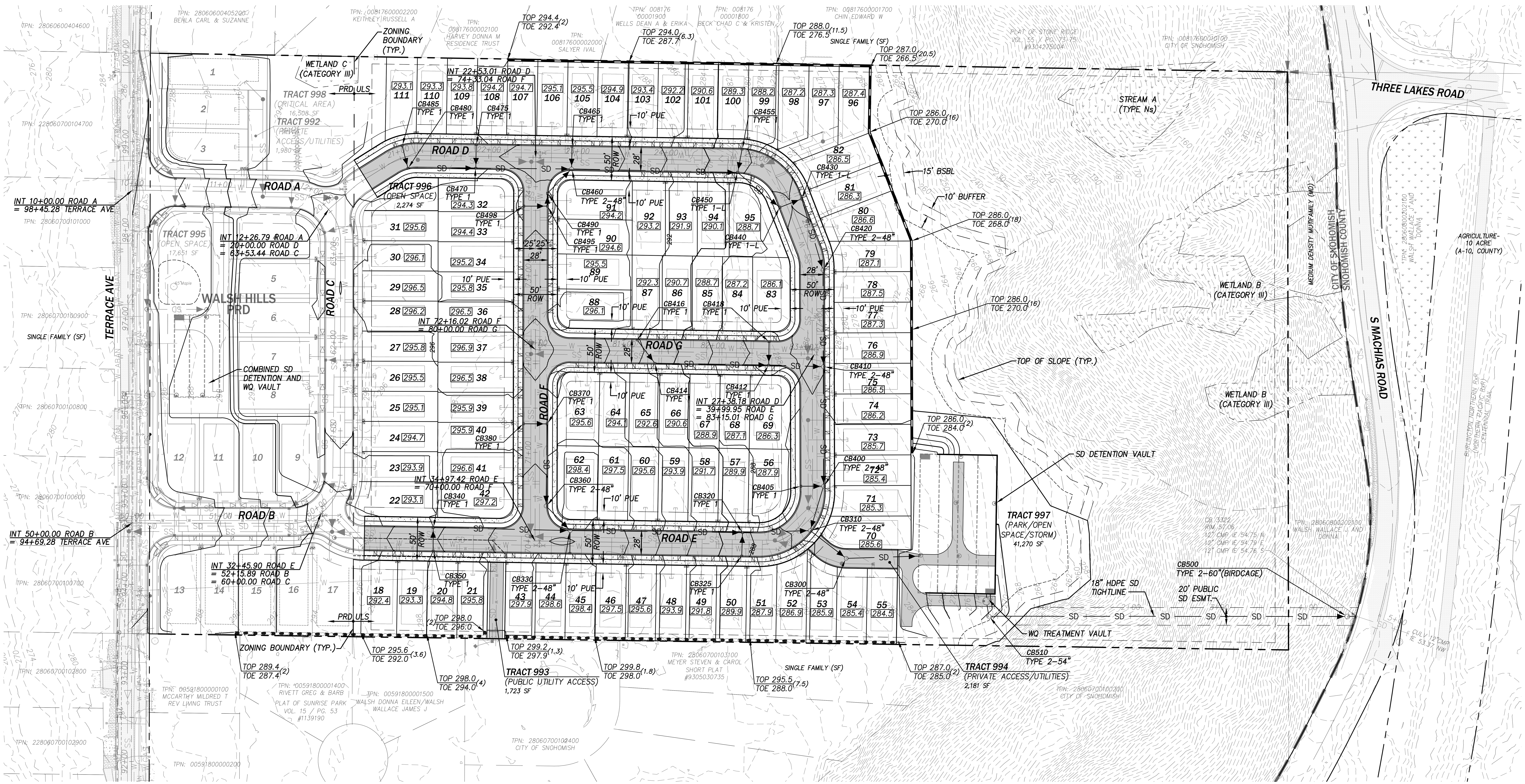

LEGEND

	MSE RETAINING WALL
	ROCKERY
	GRADE BREAK
	APPROX. LIMITS OF GRADING
BPE=500.00	BEARING PAD ELEVATION
160	EXIST. TOPOGRAPHIC CONTOUR
160	PROPOSED GRADE CONTOUR
	TYPE 1 STORM DRAINAGE CATCH BASIN
	TYPE 2 STORM DRAINAGE CATCH BASIN
SD	STORM DRAINAGE PIPE
TOP 246 (4) TOE 242	FINISHED GRADE AT TOP/TOE OF WALL

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MATTHEW J. HOUGH, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 12/2/2020

WALSH HILLS

PRELIMINARY UNIT LOT SUBDIVISION

OVERALL GRADING AND DRAINAGE PLAN

CITY OF SNOHOMISH

SNOHOMISH COUNTY/WASHINGTON

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PROJECT NO. 0035-19-030

DRAWING C3.00

SHEET 6 OF 22

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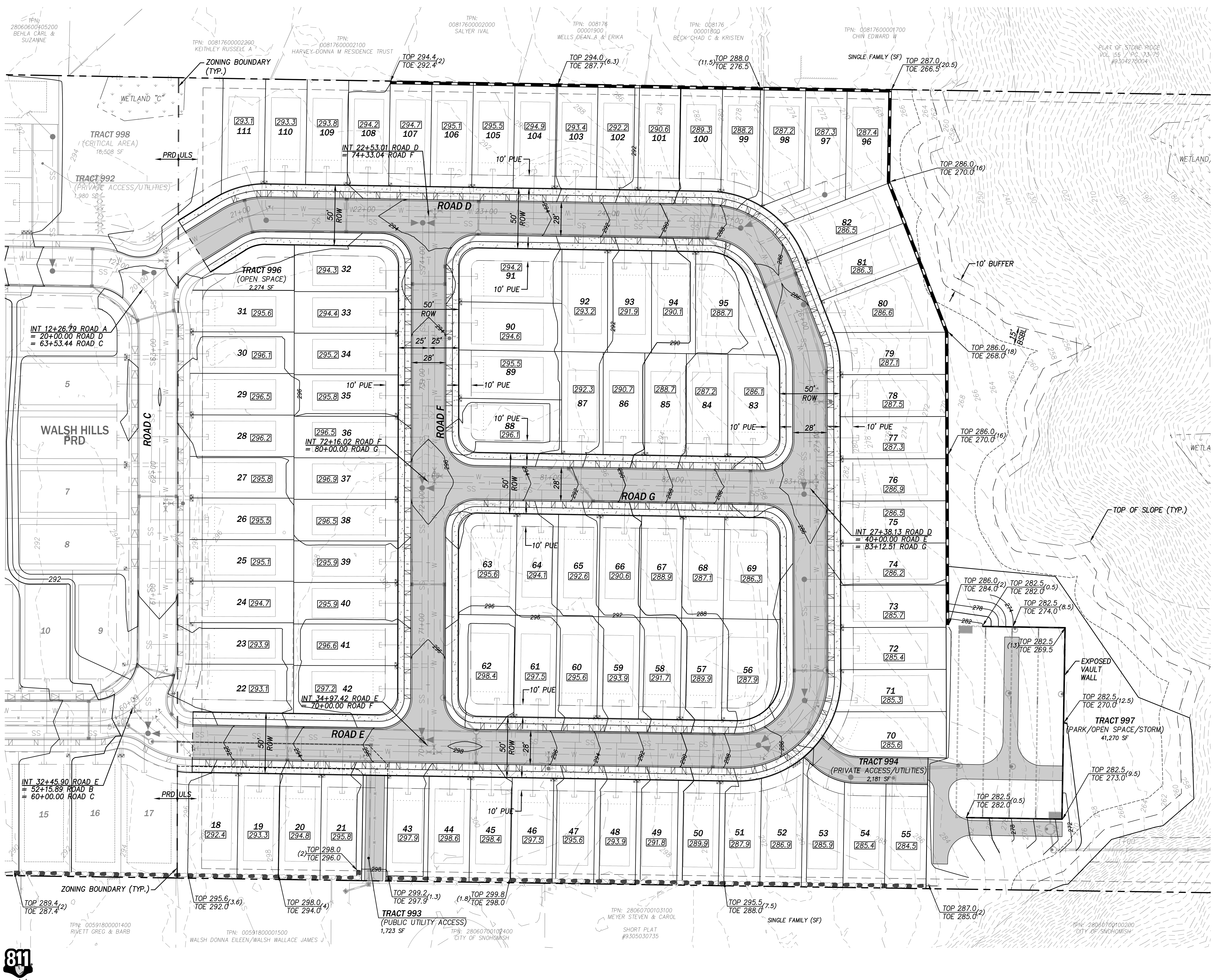
OTOP351930
CGRD351930
CSIT351930A
CSIT351930B
CUSD351930
CUWS351930
TBLOCK
CNOT351930
KEYMAP

PTN. OF NE 1/4 OF SEC 7 & PTN. OF NW 1/4 OF SEC 8 , TWP 28 N, R6E W.M.



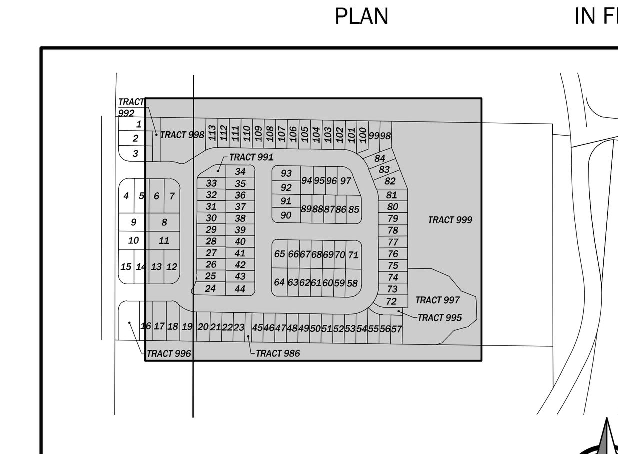
LEGEND

	MSE RETAINING WALL
	ROCKERY
	GRADE BREAK
	APPROX. LIMITS OF GRADING
BPE=500.00	BEARING PAD ELEVATION
160	EXIST. TOPOGRAPHIC CONTOUR
160	PROPOSED GRADE CONTOUR
	TYPE 1 STORM DRAINAGE CATCH BASIN
	TYPE 2 STORM DRAINAGE CATCH BASIN
SD	STORM DRAINAGE PIPE
TOP 246 / TOE 242 (4)	FINISHED GRADE AT TOP/TOE OF WALL

APPROXIMATE EARTHWORK QUANTITIES

THE FOLLOWING EARTHWORK QUANTITIES ARE APPROXIMATE BASED ON PRELIMINARY FINISHED DESIGN GRADES AND ARE PROVIDED TO ILLUSTRATE THE GENERAL EARTHWORK EFFORTS FOR THE PROJECT EXCLUDING CONSIDERATION OF PAVEMENT SECTION, TRENCH DISPLACEMENT, AND STORM VAULT VOLUMES:

8" STRIPPING:	10,193 CY
CUT:	23,557 CY
FILL:	33,826 CY
NET (FILL):	10,270 CY



KEYMAP

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WALSH HILLS

PRELIMINARY UNIT LOT SUBDIVISION

PRELIMINARY GRADING PLAN

CITY OF SNOHOMISH

SNOHOMISH COUNTY/WASHINGTON

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SHEET 7 OF 22

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CSIT351930A
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TBLOCK
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KEYMAP

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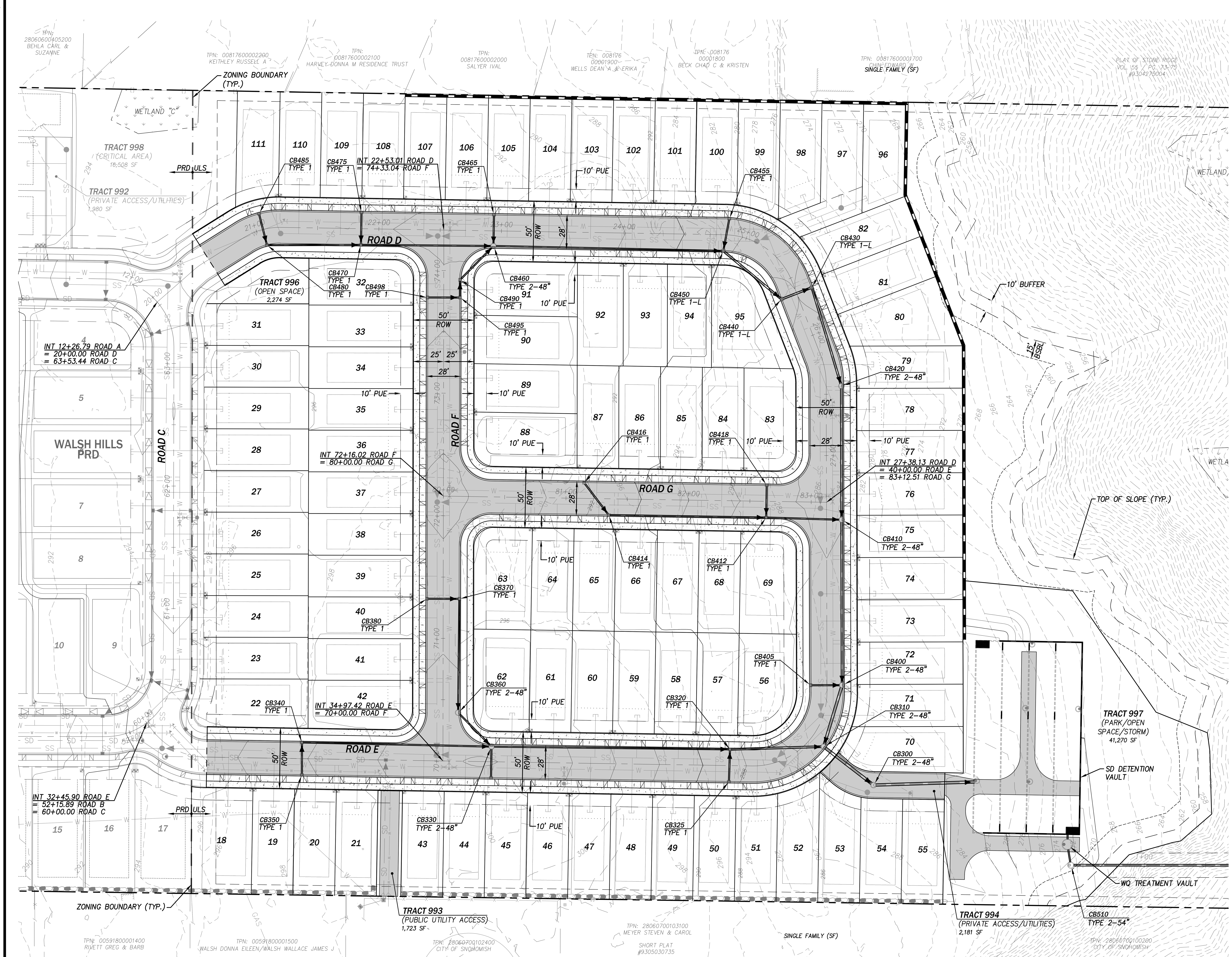

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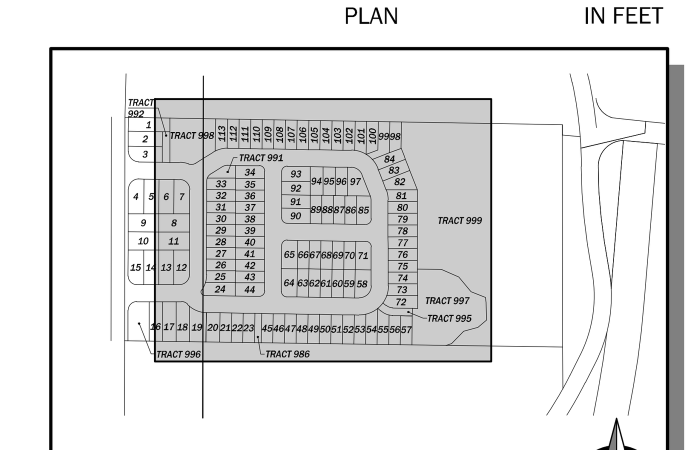
PLAN IN FEET

LEGEND

	MSE RETAINING WALL
	ROCKERY
160	EXIST. TOPOGRAPHIC CONTOUR
160	PROPOSED GRADE CONTOUR
	TYPE 1 STORM DRAINAGE CATCH BASIN
	TYPE 2 STORM DRAINAGE CATCH BASIN
SD	STORM DRAINAGE PIPE
RD — RD	ROOF DRAIN CONNECTION



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WALSH HILLS

PRELIMINARY UNIT LOT SUBDIVISION

PRELIMINARY STORM DRAINAGE PLAN

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CUWS351930
TBLOCK
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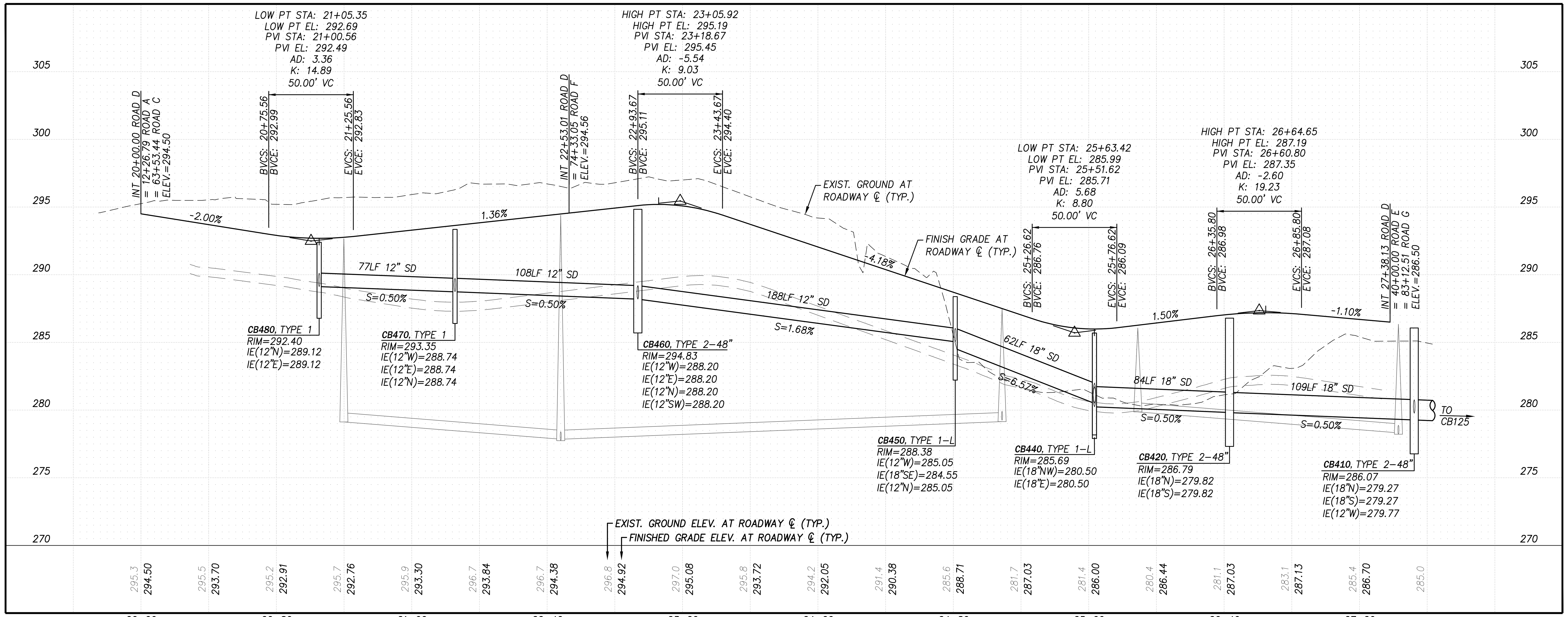
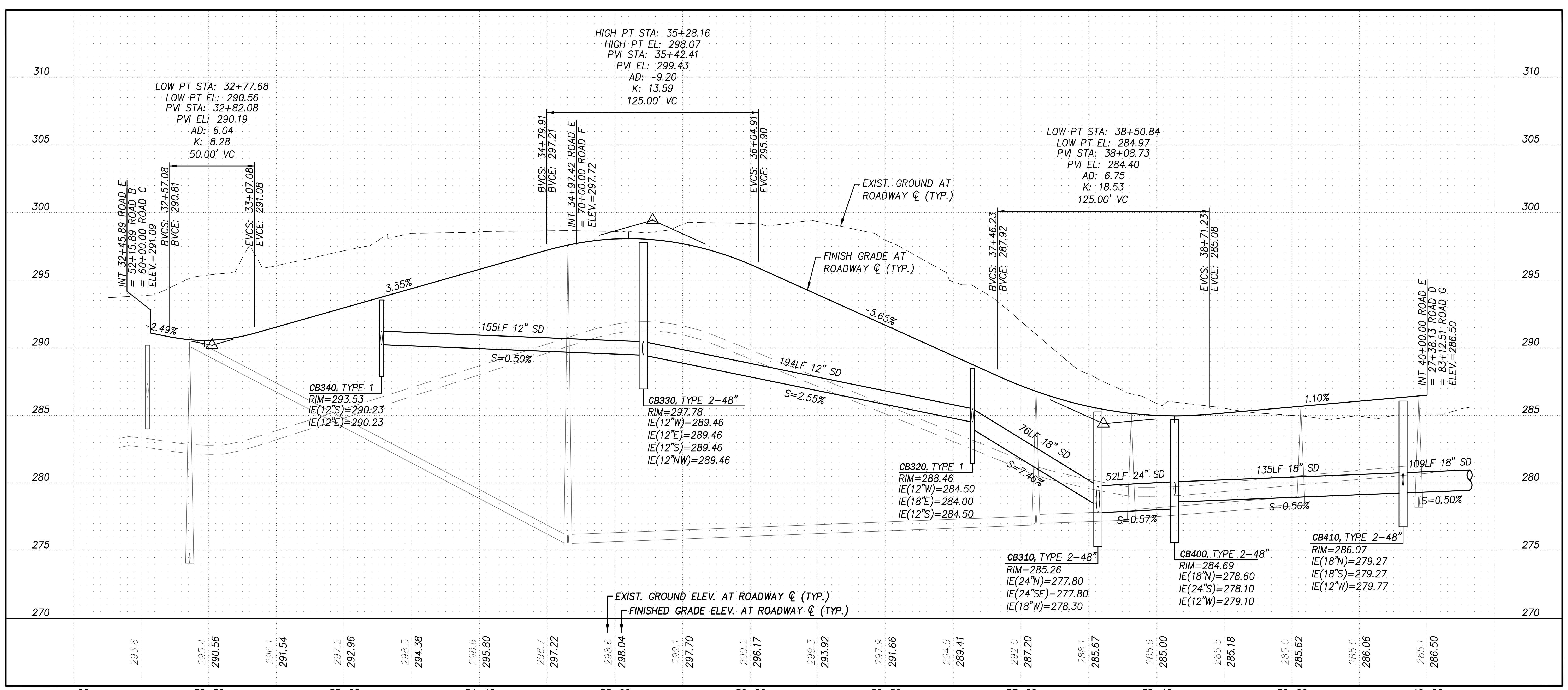


ROAD D



ROAD E

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STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
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PRELIMINARY UNIT LOT SUBDIVISION
PRELIMINARY ROAD PROFILES

CITY OF SNOHOMISH
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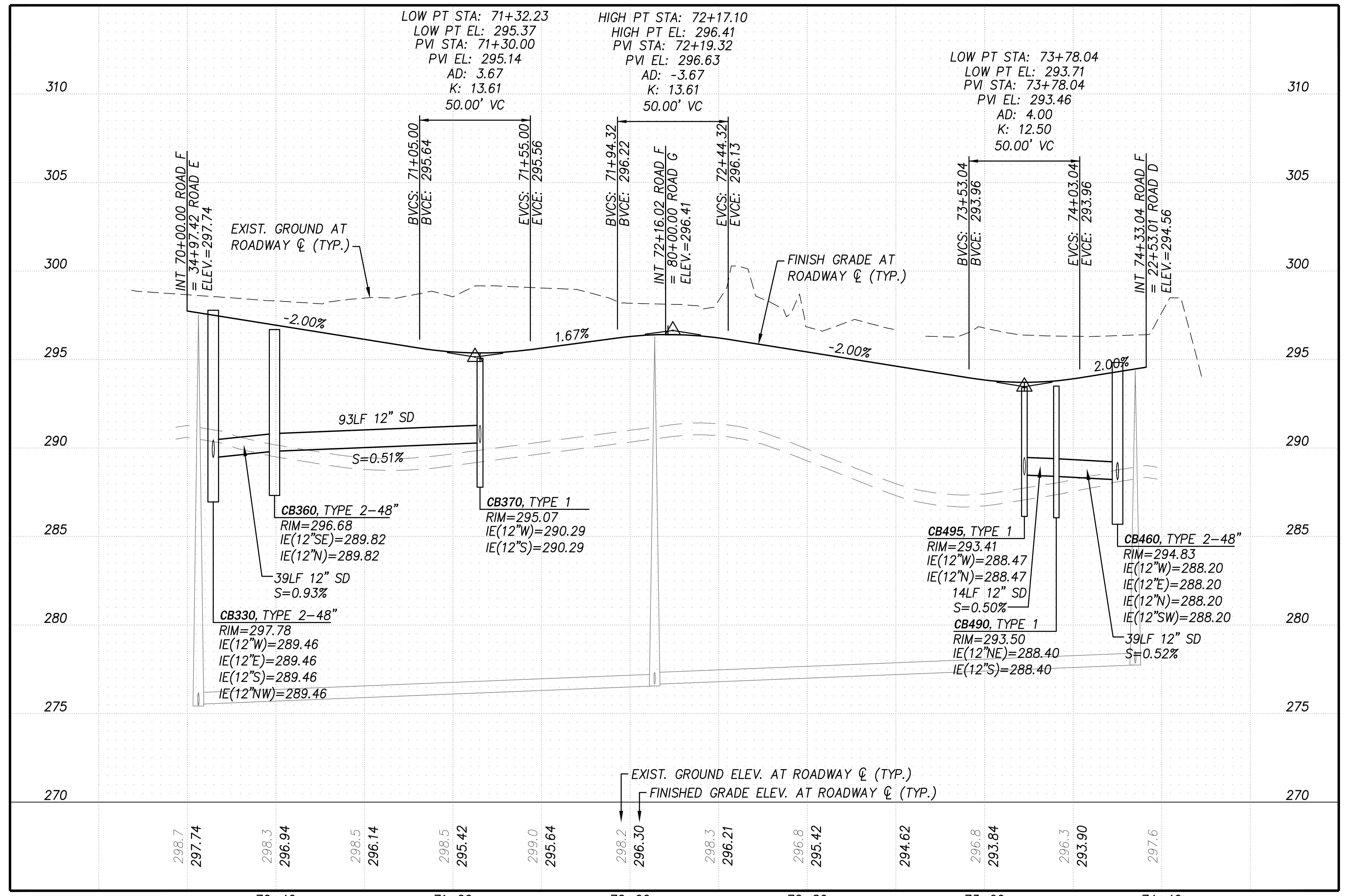

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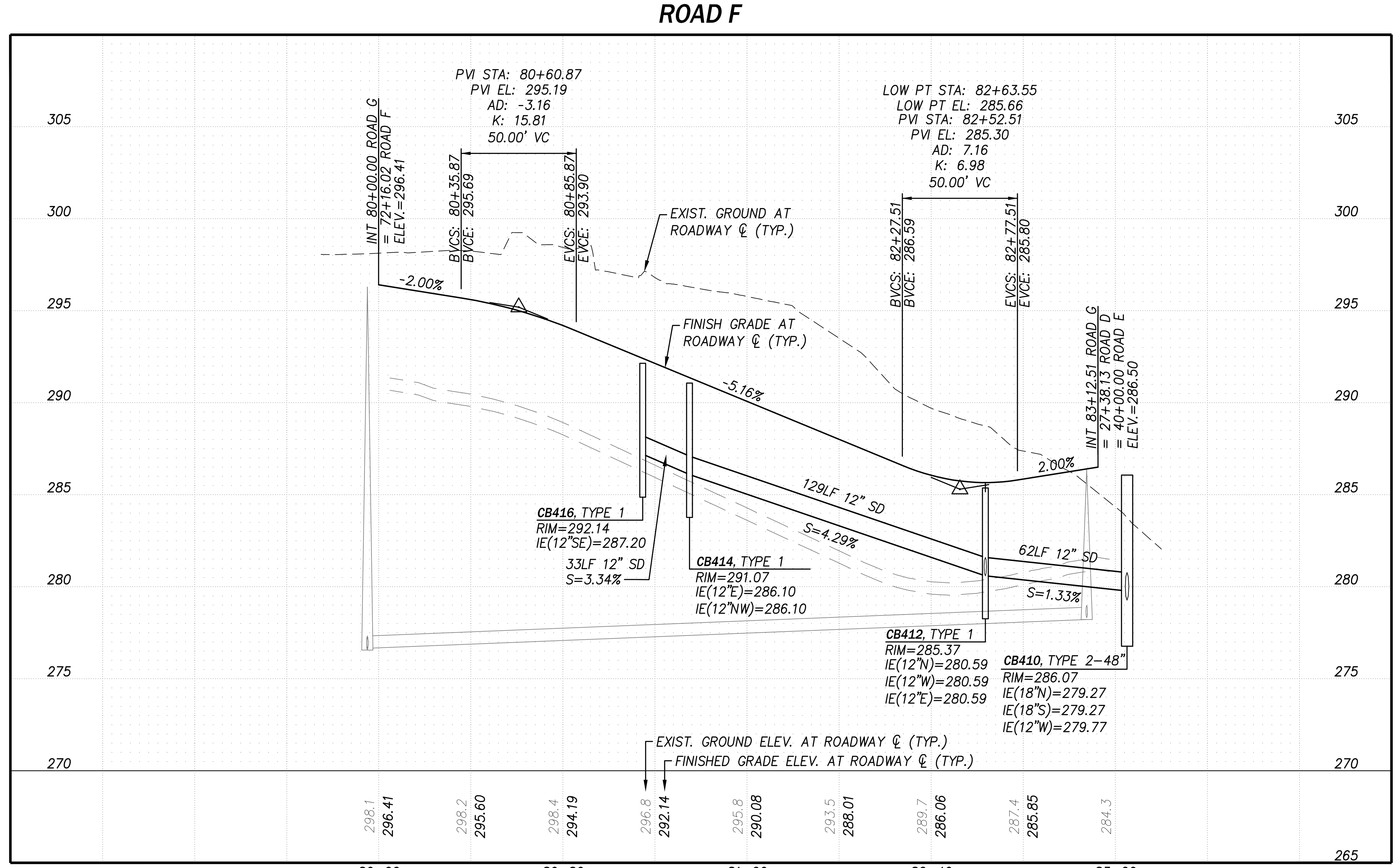

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CUSD351930
TBLOCK
OTOP351930

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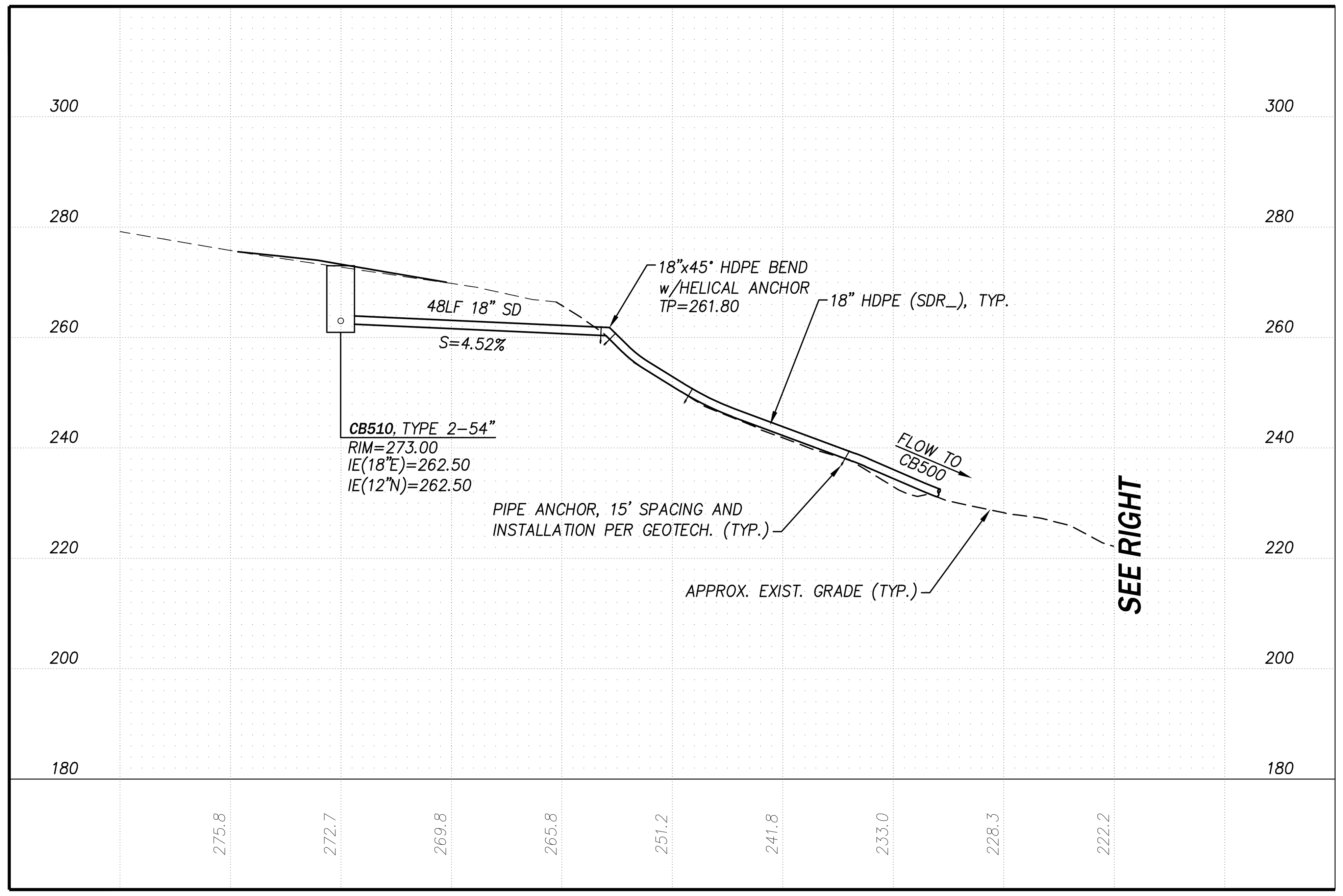
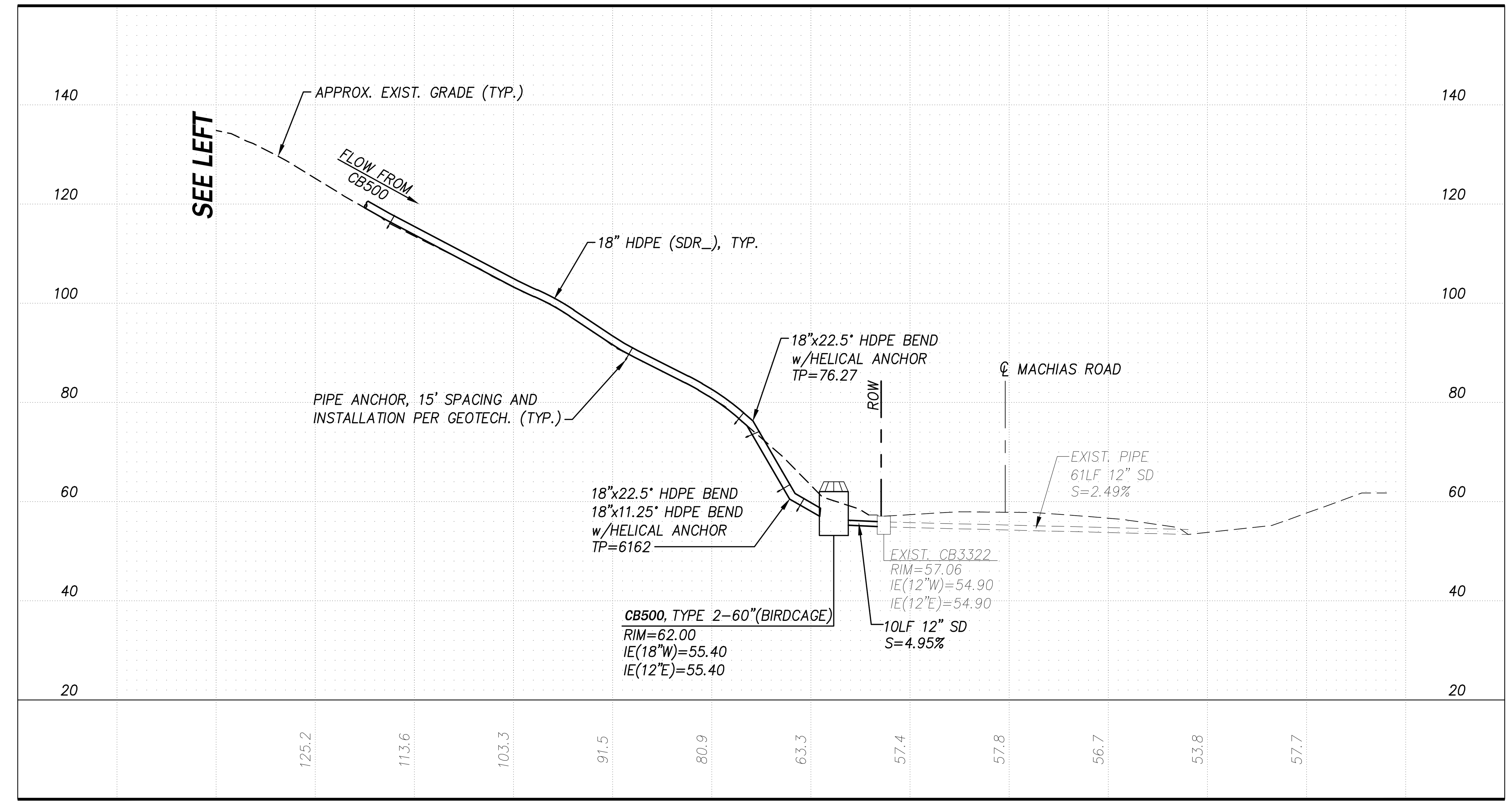
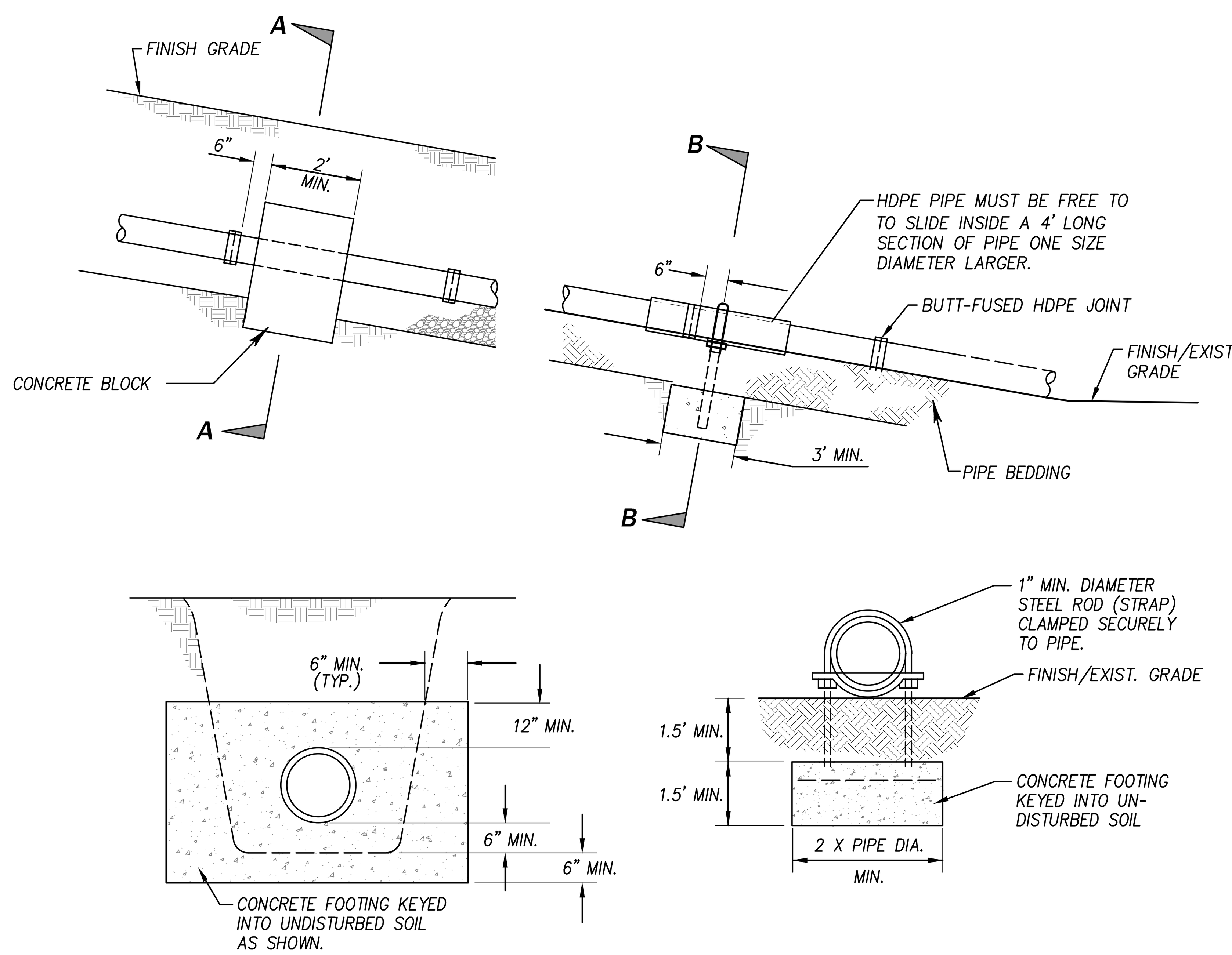




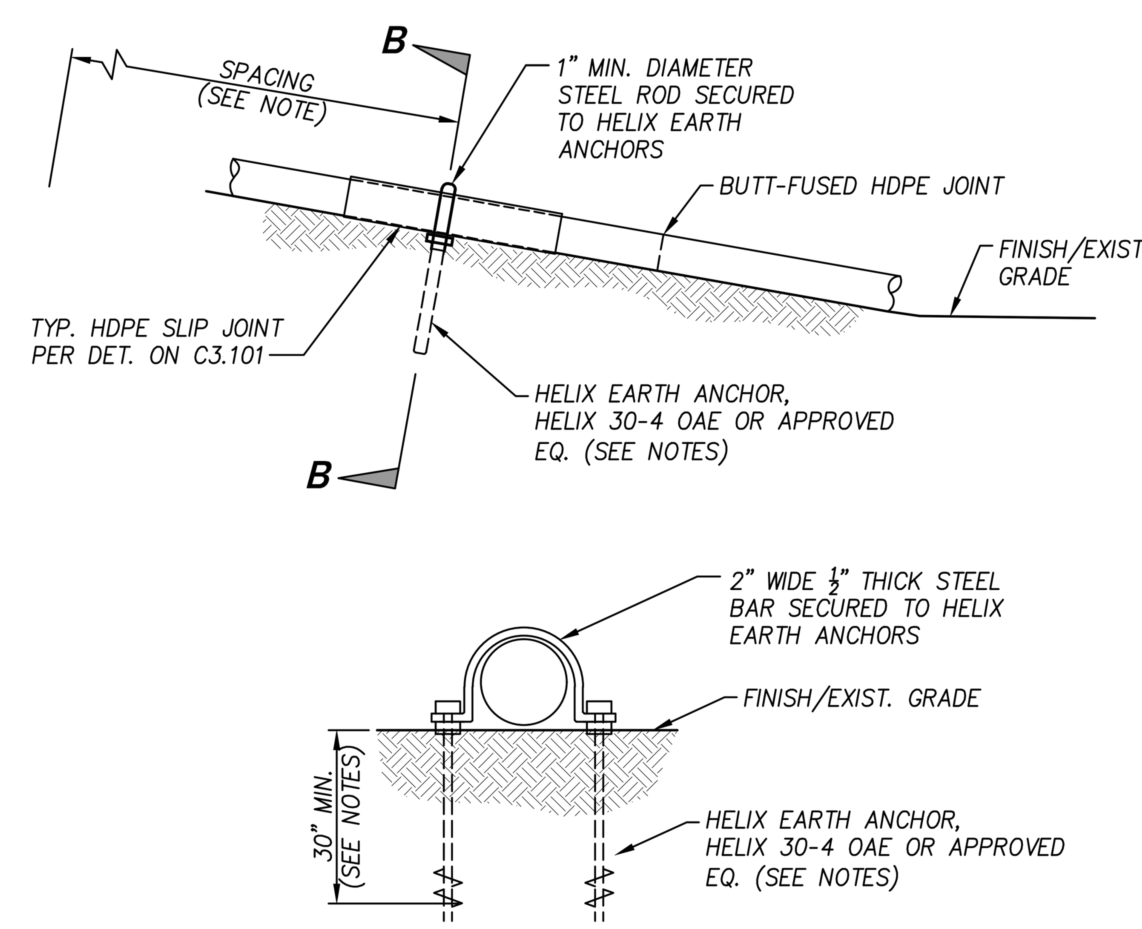


SECTION A-A
CONCRETE BLOCK ANCHOR-BELOW GRADE

SECTION B-B
STRAP-FOOTING ANCHOR-ABOVE GRADE

PIPE ANCHOR DETAIL

NOT TO SCALE

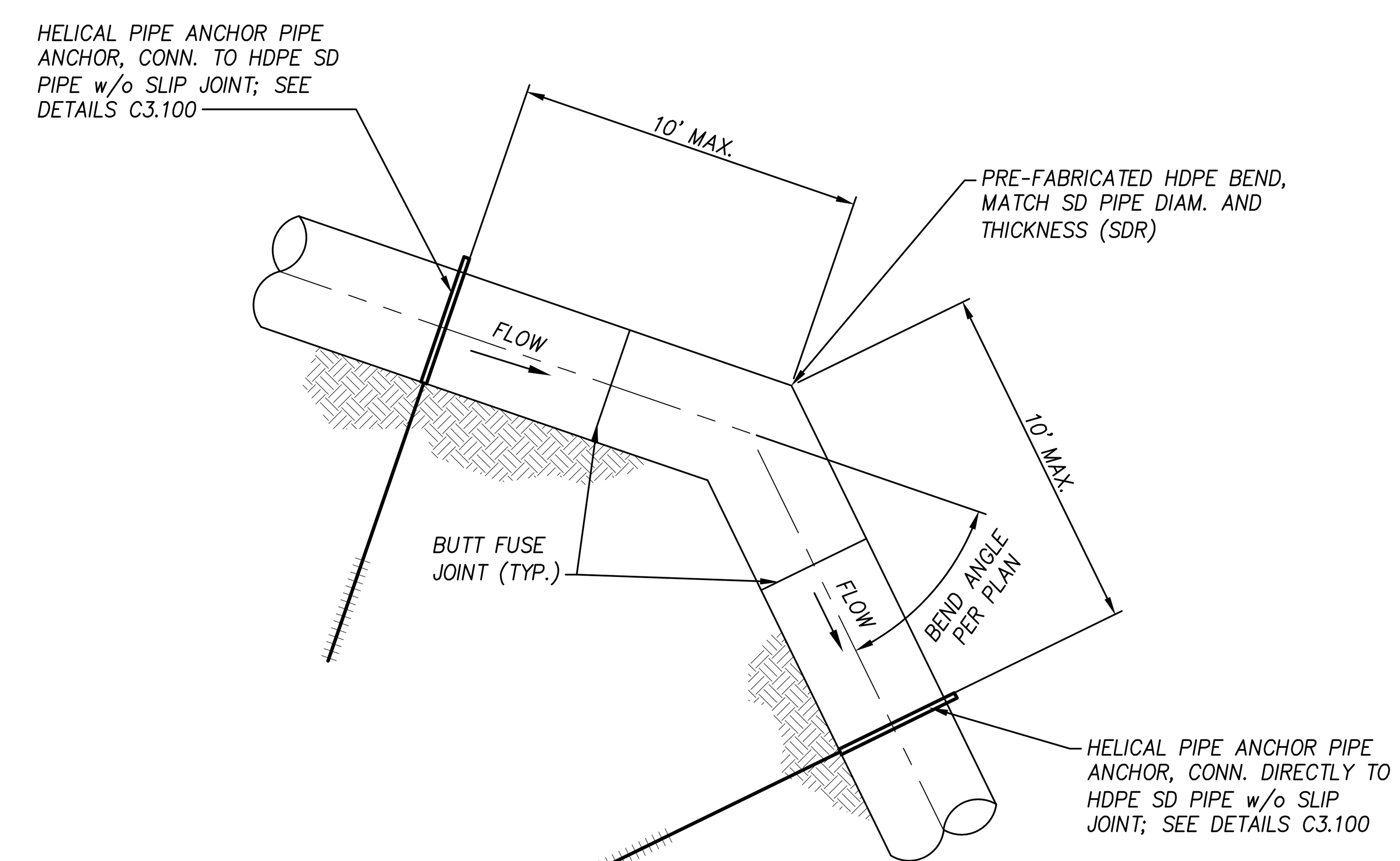


SECTION B-B

NOTE:
1. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER TO FIELD VERIFY THE SOIL CONDITIONS DURING CONSTRUCTION AND CONFIRM THE REQUIRED EARTH ANCHOR EMBEDMENT DEPTH AND SPACING OF ANCHORS.
2. SLIP JOINT SHALL BE INSTALLED AT ALL ABOVE-GRADE PIPE INSTALLATIONS.

TYPICAL HELICAL PIPE ANCHOR

NOT TO SCALE



HDPE BEND ANCHOR

NOT TO SCALE

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VERT. IN FEET
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HORIZ. IN FEET

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12/2/2020

WALSH HILLS
PRELIMINARY UNIT LOT SUBDIVISION
PRELIMINARY STORM DRAINAGE PROFILE
CITY OF SNOHOMISH
SNOHOMISH COUNTY/WASHINGTON

CLIENT
SSHI, LLC dba D.R. HORTON
11241 Slater Avenue NE, Suite 200
Kirkland, WA 98033
Phone:(425)825-3186

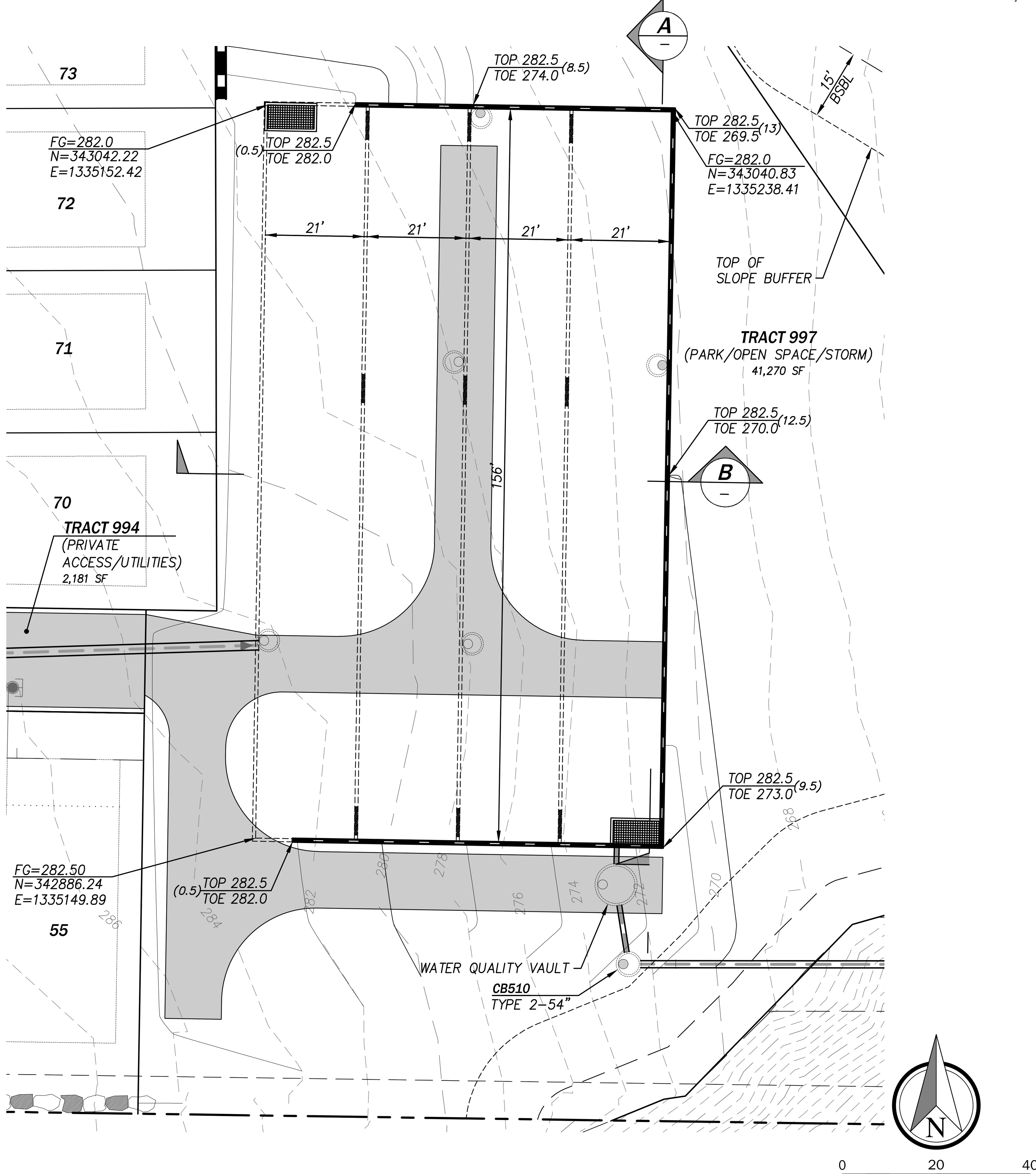
C|P|H CONSULTANTS
Site Planning • Civil Engineering
Landscape Architecture • Land Use Consulting
11321-B NE 120th Street
Kirkland, WA 98034 • (425) 285-2390
101 South Wenatchee Avenue, Suite C3
Wenatchee, WA 98801 • (509) 293-7731
www.cphconsultants.com

PROJECT NO.
0035-19-030

DRAWING
C3.12

OTOP351930
CGRD351930
CSIT351930A
CSIT351930B
CUSD351930
CUWS351930
TBLOCK
CNOT351930

PTN. OF NE 1/4 OF SEC 7 & PTN. OF NW 1/4 OF SEC 8 , TWP 28 N, R6E W.M.

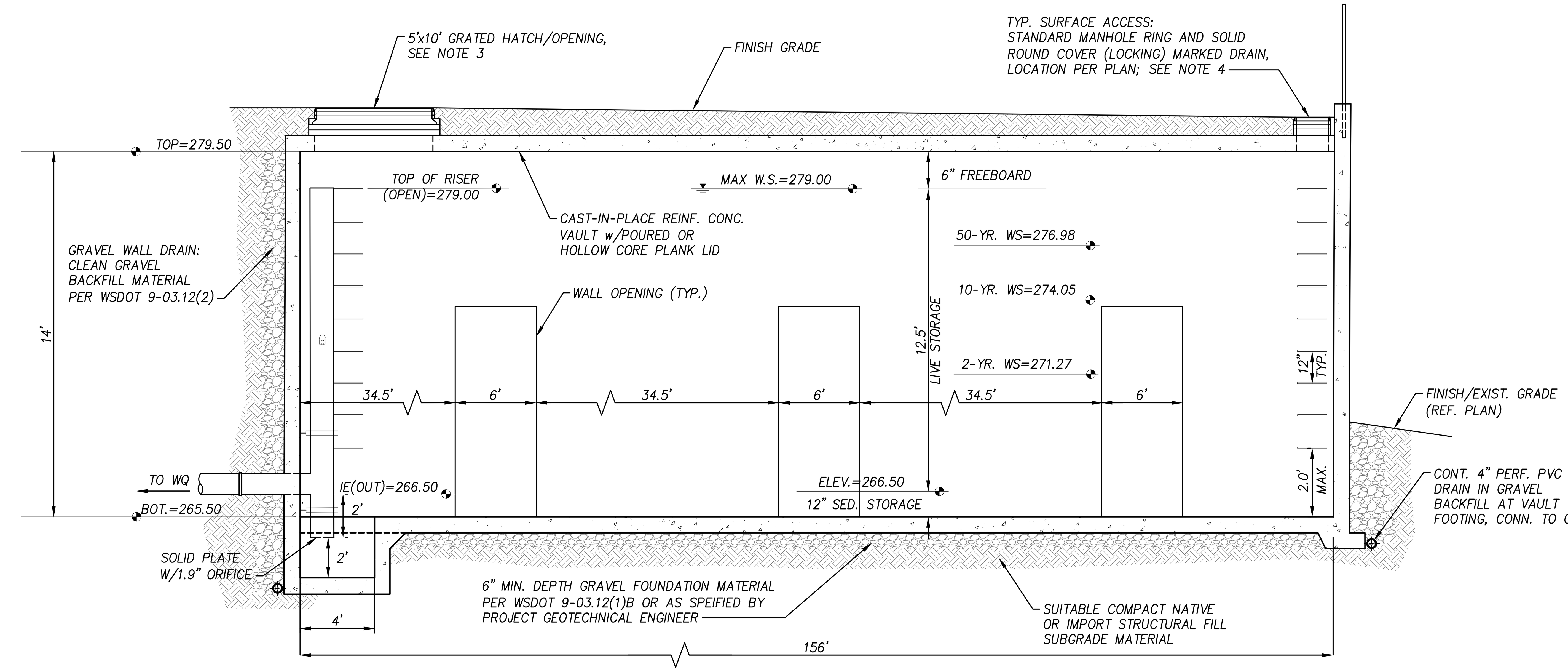


PLAN - DETENTION VAULT

SCALE: AS NOTED

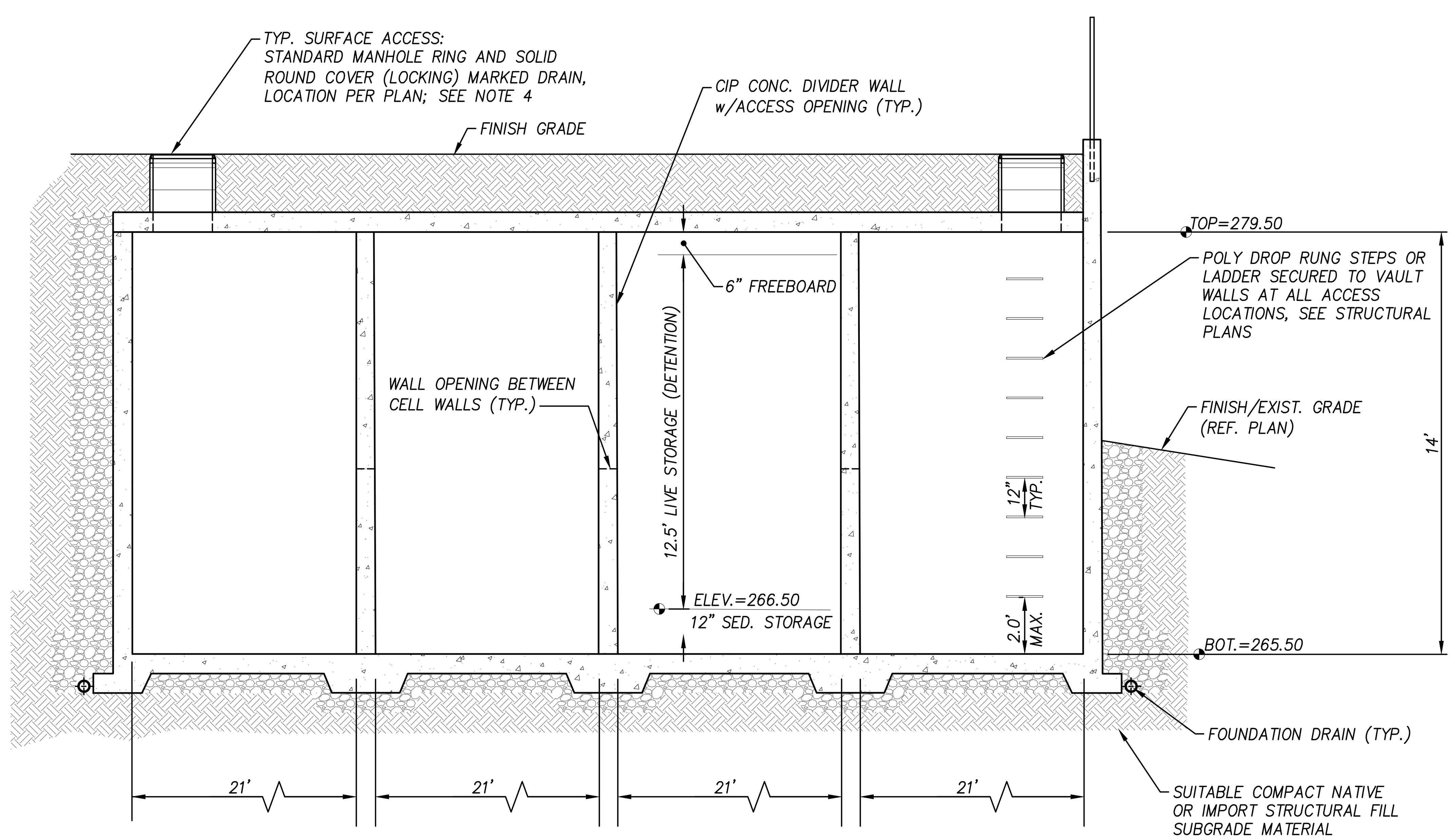
VAULT NOTES:

1. ALL METAL PARTS SHALL BE CORROSION RESISTANT STEEL PARTS SHALL BE STAINLESS STEEL, OR EQUIVALENT.
2. A CONTINUOUS PVC OR HYDROPHILIC WATER STOP SHALL BE INSTALLED AT ALL CAST-IN-PLACE CONCRETE CONSTRUCTION OR EXPANSION JOINTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MANUFACTURER DATA FOR THE SPECIFIC TYPE AND MODEL OF WATER STOP PROPOSED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. THE 5'x10' VAULT ACCESS OPENING SHALL BE INSTALLED AT THE LOCATION SHOWN ON THIS PLAN IN ACCORDANCE WITH ANY ADDITIONAL PROVISIONS OF THE ACCOMPANYING STRUCTURAL PLANS AND DETAILS. THIS OPENING SHALL HAVE A PRE-MANUFACTURED LID INSTALLED FLUSH WITH ADJACENT FINISHED GRADES. THE TYPE OF COVER MAY BE A REMOVABLE GRATE, SPRING-LOADED HATCH, SOLID, OR EQUIVALENT COMBINATION THAT PROVIDES A CLEAR OPENING OF 5'X10'. THE LID SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE SAME STRUCTURAL LOADING CONDITIONS AS THE ASSOCIATED VAULT AS PROVIDED ON THE STRUCTURAL PLANS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MANUFACTURER AND SUPPORTING STRUCTURAL DESIGN DATA TO CONFIRM THESE DESIGN PARAMETERS FOR THE ACTUAL TYPE AND MODEL OF THE VAULT ACCESS PROPOSED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. RIM ELEVATIONS AND LOCATIONS SHALL BE PER PLAN AND MAY BE ADJUSTED AS REQUIRED TO ACCOMMODATE FINISHED GRADE CONDITIONS AS APPROVED BY ENGINEER.
5. ALL UNSUITABLE SOILS SHALL BE REMOVED FROM FOOTPRINT OF VAULT AND TO A DISTANCE BEYOND THE VAULT EQUAL TO THE DEPTH OF OVER EXCAVATED MATERIAL IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND AS DIRECTED BY THE ENGINEER. ALL UNSUITABLE MATERIAL SHALL BE REPLACED WITH SUITABLE COMPACT STRUCTURAL FILL MATERIAL.
6. VAULT LOCATION COORDINATES AND DIMENSIONS REFERENCE FINISHED INSIDE WALL UNLESS NOTED OTHERWISE.



A TYPICAL VAULT SECTION

NOT TO SCALE



B TYPICAL VAULT SECTION

NOT TO SCALE

NO.	DATE	REVISION	BY	CK.
1	12/2/20	SEPA AND LAND USE APP. RESUBMITTAL	CMT	MJH

MATTHEW J. HOUGH — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 12/2/2020

WALSH HILLS

PRELIMINARY UNIT LOT SUBDIVISION

PRELIMINARY VAULT PLAN AND SECTIONS

CITY OF SNOHOMISH — SNOHOMISH COUNTY/WASHINGTON

CLIENT

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PROJECT NO. 0035-19-030

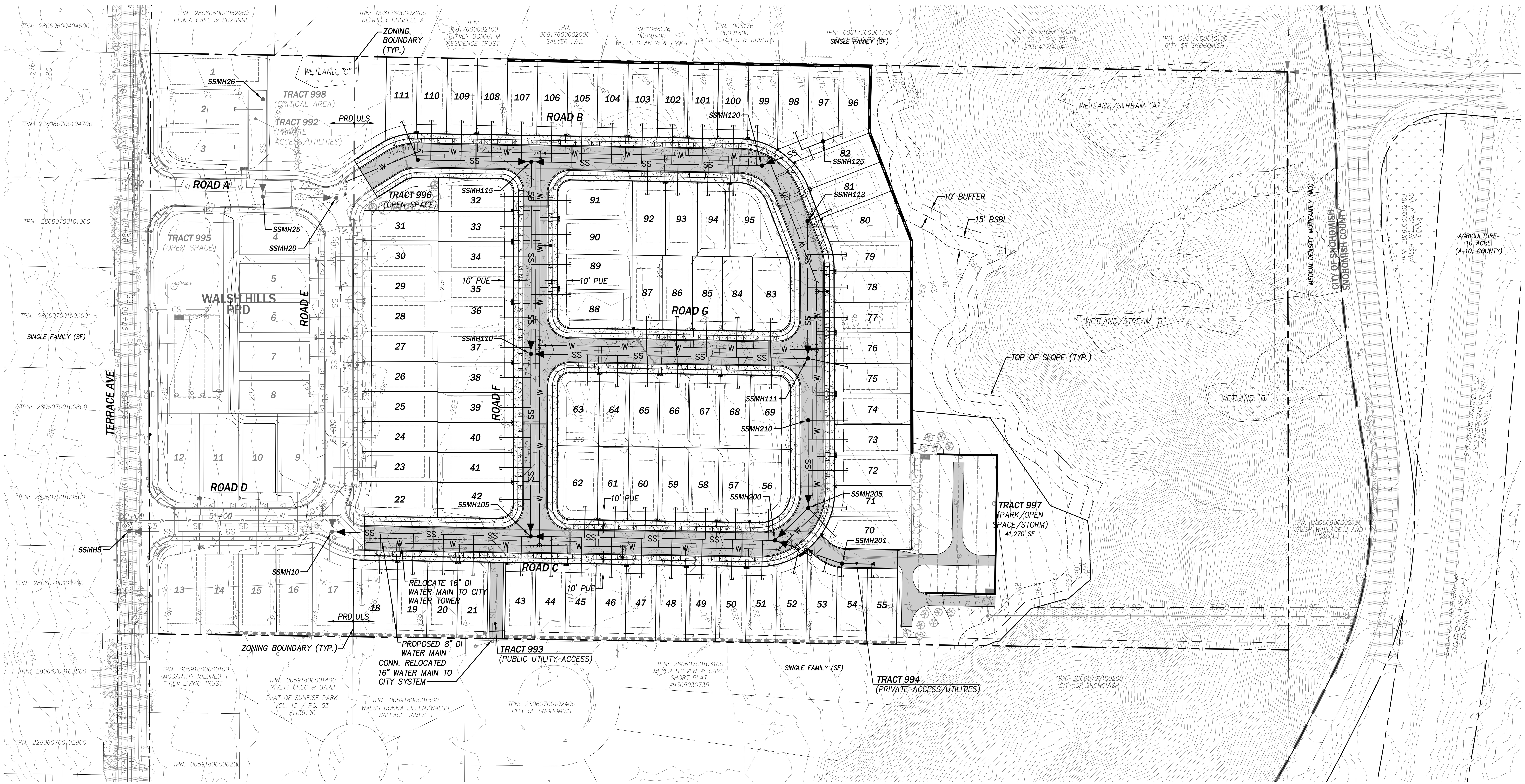
DRAWING C3.20

Know what's below. Call before you dig. 811

P:\project\0035\19030\Dwg\Sheets\Unit Lot Subdivision\C3.20.dwg
12/2/2020 5:30 PM COLTON DARDEN

OTOP351930
CGRD351930
CSIT351930A
CSIT351930B
CUSD351930
CUWS351930
TBLOCK
CNOT351930
OLND351930

PTN. OF NE 1/4 OF SEC 7 & PTN. OF NW 1/4 OF SEC 8 , TWP 28 N, R6E W.M.



LEGEND

SD	STORM DRAIN
	TYPE 1 SD CATCH BASIN
	TYPE 2 SD CATCH BASIN
SS	SANITARY SEWER MAIN
	STANDARD PRECAST SEWER MANHOLE
	SIDE SEWER SERVICE W/CLEANOUT
W	WATER MAIN
	WATER SERVICE (PIPE)
	WATER METER
	FIRE HYDRANT (FH)
	GATE VALVE
	BLOWOFF ASSEMBLY

Know what's **below.** Call before you dig.

P:\project\0035\19030\Dwg\Sheets\Unit Lot Subdivision\C4.00.dwg 12/2/2020 3:31 PM COLTON DARDEN

0 60 120
PLAN IN FEET

NO.	DATE	REVISION	BY	CK.
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MATTHEW J. HOUGH STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 12/2/2020

WALSH HILLS

PRELIMINARY UNIT LOT SUBDIVISION

OVERALL UTILITY PLAN

CITY OF SNOHOMISH SNOHOMISH COUNTY/WASHINGTON

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DRAWING C4.00

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TBLOCK
CNOT351930
KEYMAP

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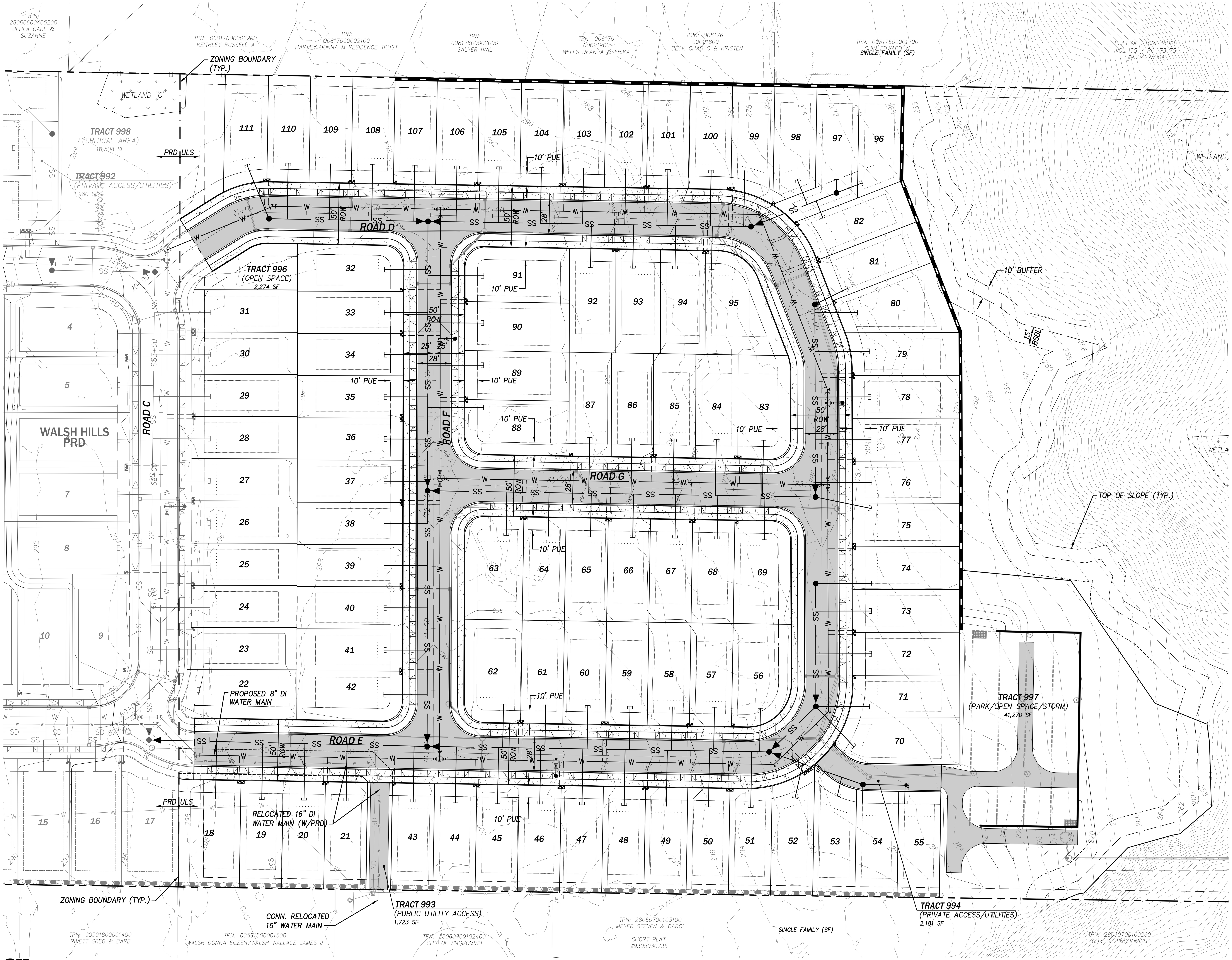

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	WATER SERVICE (PIPE)
	WATER METER
	FIRE HYDRANT (FH)
	GATE VALVE
	BLOWOFF ASSEMBLY

0 40 80
PLAN IN FEET

KEYMAP

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MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
12/2/2020

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PRELIMINARY UTILITY PLAN

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PROJECT NO.
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DRAWING
C4.01

SHEET 14 OF 22

811 Know what's below. Call before you dig.

LANDSCAPE AREAS & TREES

SCALE: 1" = 50' - 0"

GRAPHIC SCALE

50 0 25 50 100

(IN FEET) 1 inch = 50 feet

OPEN SPACE

OPEN SPACE	SF-PRD ZONING	MD ZONING
REQUIRED MIN. USABLE OPEN SPACE (SMC 14.220.105.H):	200 sf/du 3,400 sf	200 sf/du 18,800 sf
REQUIRED MIN. USABLE OPEN SPACE, PRD+ULS (CUMULATIVE)	22,200 sf	0.51 ac
	2.6%	
PROVIDED USABLE OPEN SPACE AREAS:		
TRACT 995	17,477 sf	-
TRACT 996	-	2,274 sf
TRACT 997	-	41,270 sf
TOTAL USABLE OPEN SPACE	**17,477 sf** **0.40 ac**	**43,544 sf** **1.00 ac**
TOTAL USABLE OPEN SPACE, PRD + ULS (CUMULATIVE)	**61,021 sf**	**1.40 ac**
	7.3%	
REQUIRED MIN. TOTAL OPEN SPACE (SMC 14.220.105A):	20% 30,150 sf 0.69 ac	20% 137,876 sf 3.17 ac
MIN. REQUIRED TOTAL OPEN SPACE, PRD+ULS (CUMULATIVE)	168,026 sf	3.86 ac
	20.0%	
PROVIDED TOTAL OPEN SPACE AREAS:		
TRACT 995	17,477 sf	43,544 sf
TRACT 998	12,732 sf	3,776 sf
TRACT 999	-	244,978 sf
TOTAL OPEN SPACE	**30,209 sf** **0.69 ac**	**292,298 sf** **6.71 ac**
TOTAL OPEN SPACE, PRD + ULS (CUMULATIVE)	**322,507 sf**	**7.40 ac**
	38.4%	

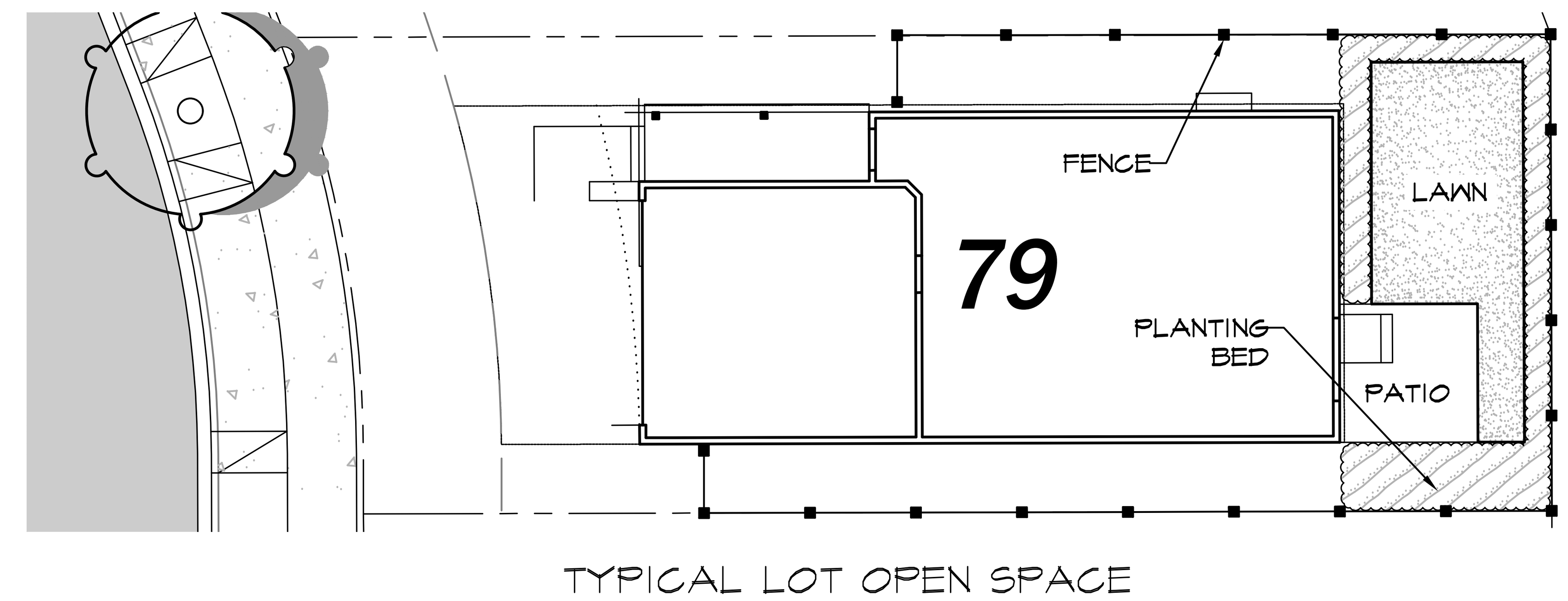
LANDSCAPE AREAS

LANDSCAPE AREAS	QTY
Active Recreation	25,295 sf
Open Space Landscaping	18,249 sf
Planting Strip Landscaping	10,549 sf
Total:	54,093 sf

MINIMUM % OF SITE LANDSCAPE REQUIRED:
5% OR 689,555 x 0.05 = 34,478 SF

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Calocedrus decurrens / Incense Cedar	6'-7' Ht.	4
	Cercidiphyllum japonicum / Katsura Tree	2.5" Cal.	10
	Thuja plicata / Western Red Cedar	6'-7' Ht.	12
STREET TREE	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Acer rubrum 'Bowhall' / Bowhall Maple	2.5" Cal.	40
	Fraxinus americana 'Empire' / Empire Ash	2.5" Cal.	38
	Pyrus calleryana 'Redspire' / Redspire Callery Pear	2.5" Cal.	43
	Zelkova serrata 'Village Green' / Village Green Zelkova	2.5" Cal.	9



TYPICAL LOT OPEN SPACE

SCALE: 1" = 10' - 0"

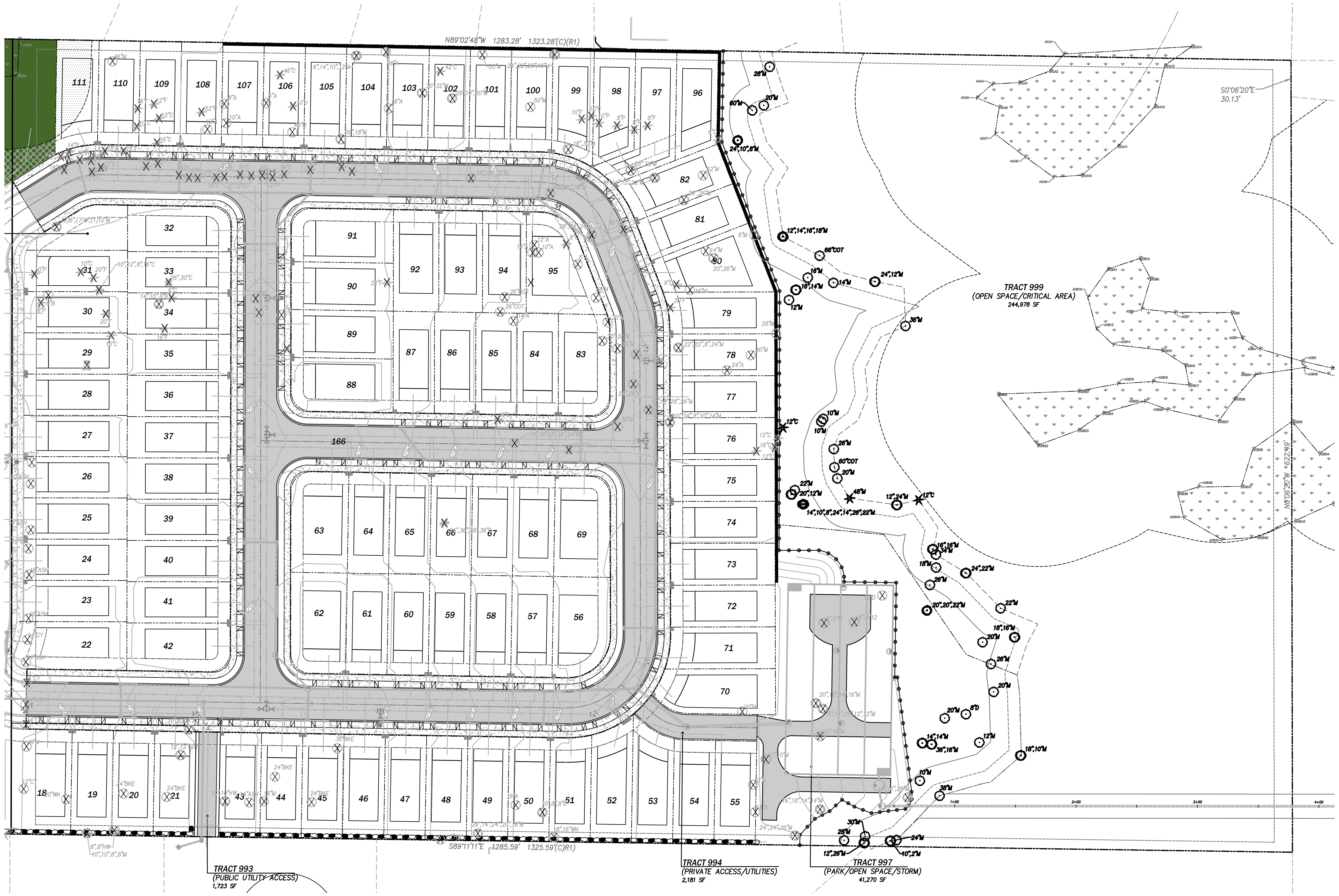
Created: 5/18/20 Drawn: ELK
1 8/3/20 REVISED PER SITE PLAN & COMMENTS ELK
2 11/06/20 REVISED PER SITE PLAN & COMMENTS ELK

CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
GAYLE L. CRAMER
CERTIFICATE NO. 634

WALSH HILLS
UNIT LOT SUBDIV
1705 & 1711 TERRACE AVENUE
SNOHOMISH WASHINGTON

SHEET
L-1
OF 8 SHEETS



TREE RETENTION PLAN
SCALE: 1" = 50' - 0"

GRAPHIC SCALE
-50 0 25 50 100
(IN FEET)
1 inch = 50 feet

EXISTING TREES LEGEND:
TREES TO REMAIN
TREES TO REMOVED

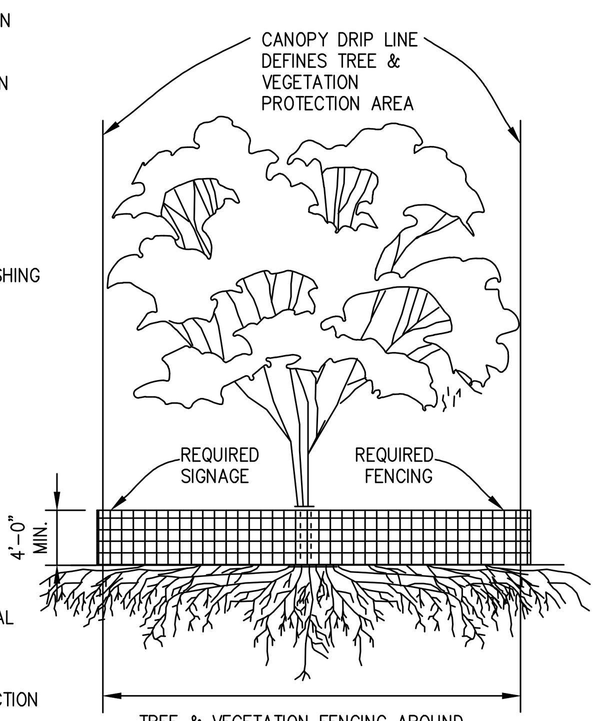
TREE PROTECTION:
SEE DETAIL THIS SHEET
TREE PROTECTION FENCING

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
3. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
5. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF DPD PLANNER ONLY
6. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
7. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
4. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



TREE & VEGETATION FENCING AROUND ENTIRE DRIP LINE ON PERMIT SITE. ALTERNATIVE TREE PROTECTION, IF APPROVED BY DPD, AS SHOWN ON SITE PLAN

1 TREE & VEGETATION PROTECTION

UNIT LOT SUBDIVISION - TREES TO REMAIN

Count	NAME	Size
1	Deciduous	8"D
1	Acer/Maple	16",14"M
1	Acer/Maple	10",2"M
1	Acer/Maple	24"M
1	Acer/Maple	14"M
1	Acer/Maple	60"M
1	Acer/Maple	24",10",8"M
1	Acer/Maple	16"M
1	Acer/Maple	18",10"M
1	Acer/Maple	12",24"M
1	Acer/Maple	30"M
1	Acer/Maple	12",26"M
1	Acer/Maple	16",16"M
1	Acer/Maple	18",16"M
1	Acer/Maple	24",22"M
1	Acer/Maple	34"M
1	Acer/Maple	48"M
1	Acer/Maple	20",20",22"M
1	Acer/Maple	18"M
1	Acer/Maple	20",12"M
1	Acer/Maple	14",10",8",24",14",26",22"M
1	Acer/Maple	24",12"M
1	Acer/Maple	12",14",16",18"M
1	Acer/Maple	36"M
1	Acer/Maple	38"M
1	Acer/Maple	14",14"M
1	Acer/Maple	36",16"M
2	Acer/Maple	12"M
2	Acer/Maple	28"M
2	Acer/Maple	22"M
3	Acer/Maple	10"M
3	Acer/Maple	26"M
5	Acer/Maple	20"M
1	Populus/Cotonwood	60"COT
1	Populus/Cotonwood	66"COT
2	Thuja/Cedar	12"C

Information obtained from survey

UNIT LOT SUBDIVISION - TREES TO BE REMOVED

Count	Name	Size
1	Juniperus/Juniper	10"J
1	Deciduous	10",8",8"D
1	Deciduous	12"D
2	Aesculus/Buckeye	6"B
1	Acer/Maple	26",18"M
1	Acer/Maple	48"M
1	Acer/Maple	28",10",20"M
1	Acer/Maple	18",14",12",22"M
1	Acer/Maple	28",24",24"M
1	Acer/Maple	50"M
1	Acer/Maple	18",18",18",16",24"M
1	Acer/Maple	30",32"M
1	Acer/Maple	24",22",20",16"M
1	Acer/Maple	10",10",8",8"M
1	Acer/Maple	(2)6",(7)8",(1)12"M
1	Acer/Maple	18"M
1	Acer/Maple	28",28"M
1	Acer/Maple	24",24",26"M
1	Acer/Maple	16",18",14",14"M
1	Acer/Maple	10",10"M
1	Acer/Maple	12"M
1	Acer/Maple	20",10",14",16"M
1	Acer/Maple	12",18",28",26"M
1	Acer/Maple	10",24",8",10",14"M
1	Acer/Maple	8",14",26",12",12"M
1	Acer/Maple	20",16"M
1	Acer/Maple	26",14",24",20",16"M
1	Acer/Maple	22",22",8",24"M
1	Acer/Maple	16",M"12
1	Acer/Maple	20",28"M
1	Acer/Maple	22",22"M
1	Acer/Maple	6",6"M
1	Acer/Maple	18",30"M
1	Acer/Maple	26",16",32"M
1	Acer/Maple	16",30",38"M
1	Acer/Maple	14",16",26"M
1	Acer/Maple	28"M
1	Acer/Maple	62"M
1	Acer/Maple	14"M
1	Acer/Maple	38"M
1	Acer/Maple	8"M
1	Acer/Maple	20",26"M
2	Acer/Maple	26",26"M
2	Acer/Maple	16"M
2	Acer/Maple	20"M
2	Acer/Maple	36"M
4	Acer/Maple	30"M
1	Aesculus/Buckeye	36"BKE
1	Aesculus/Buckeye	14",10",8"B
2	Aesculus/Buckeye	8"B
4	Aesculus/Buckeye	24"BKE
1	Crataegus/Hawthorn	8",8"HW

Count	Name	Size
1	Crataegus/Hawthorn	10",10"HW
1	Crataegus/Hawthorn	10"HW
1	Fraxinus/Ash	18"A
1	Fraxinus/Ash	6",14",10",12"A
1	Fraxinus/Ash	18"ASH
1	Fraxinus/Ash	20"ASH
1	Fraxinus/Ash	16"ASH
1	Fraxinus/Ash	10",10",6"A
1	Fraxinus/Ash	24"A
2	Fraxinus/Ash	8"A
2	Fraxinus/Ash	10"A
2	Fraxinus/Ash	12"A
3	Fraxinus/Ash	6"A
3	Fraxinus/Ash	14"A
4	Fraxinus/Ash	14"ASH
1	Juglans/Walnut	20"WN
1	Juglans/Walnut	18",16"WN
1	Pinus/Pine	16"P
2	Pinus/Pine	14"P
2	Pinus/Pine	12"P
4	Pinus/Pine	10"P
4	Pinus/Pine	8"P
1	Populus/Cotonwood	12",12"COT
2	Populus/Cotonwood	26"COT
1	Prunus/Cherry	6"CY
1	Prunus/Cherry	16"CY
2	Prunus/Cherry	12"CY
2	Prunus/Cherry	14"CY
1	Pseudotsuga/Douglas Fir	14"F
1	Pseudotsuga/Douglas Fir	22"F
1	Pseudotsuga/Douglas Fir	8"F
2	Pseudotsuga/Douglas Fir	18"F
2	Pseudotsuga/Douglas Fir	12"F
2	Pseudotsuga/Douglas Fir	16"F
2	Pseudotsuga/Douglas Fir	10"F
3	Pseudotsuga/Douglas Fir	20"F
1	Thuja/Cedar	12",14"C
1	Thuja/Cedar	10",12"C
1	Thuja/Cedar	14"C
1	Thuja/Cedar	8",12"C
1	Thuja/Cedar	42"C
1	Thuja/Cedar	46"C
1	Thuja/Cedar	52"C
1	Thuja/Cedar	28",30"C
1	Thuja/Cedar	10",12",8",16"C
1	Thuja/Cedar	24",36",38",36"C
2	Thuja/Cedar	18"C
2	Thuja/Cedar	6"C
3	Thuja/Cedar	8"C
4	Thuja/Cedar	12"C
6	Thuja/Cedar	10"C
6	Thuja/Cedar	16"C

Information obtained from survey

Created: 5/18/20 Drawn: ELK
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UNIT LOT SUBDIV
1705 & 1711 TERRACE AVENUE

SNOHOMISH WASHINGTON

SHEET
L-2
OF 8 SHEETS

LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

GRAPHIC SCALE
-20 0 10 20 40
(IN FEET)
1 inch = 20 feet

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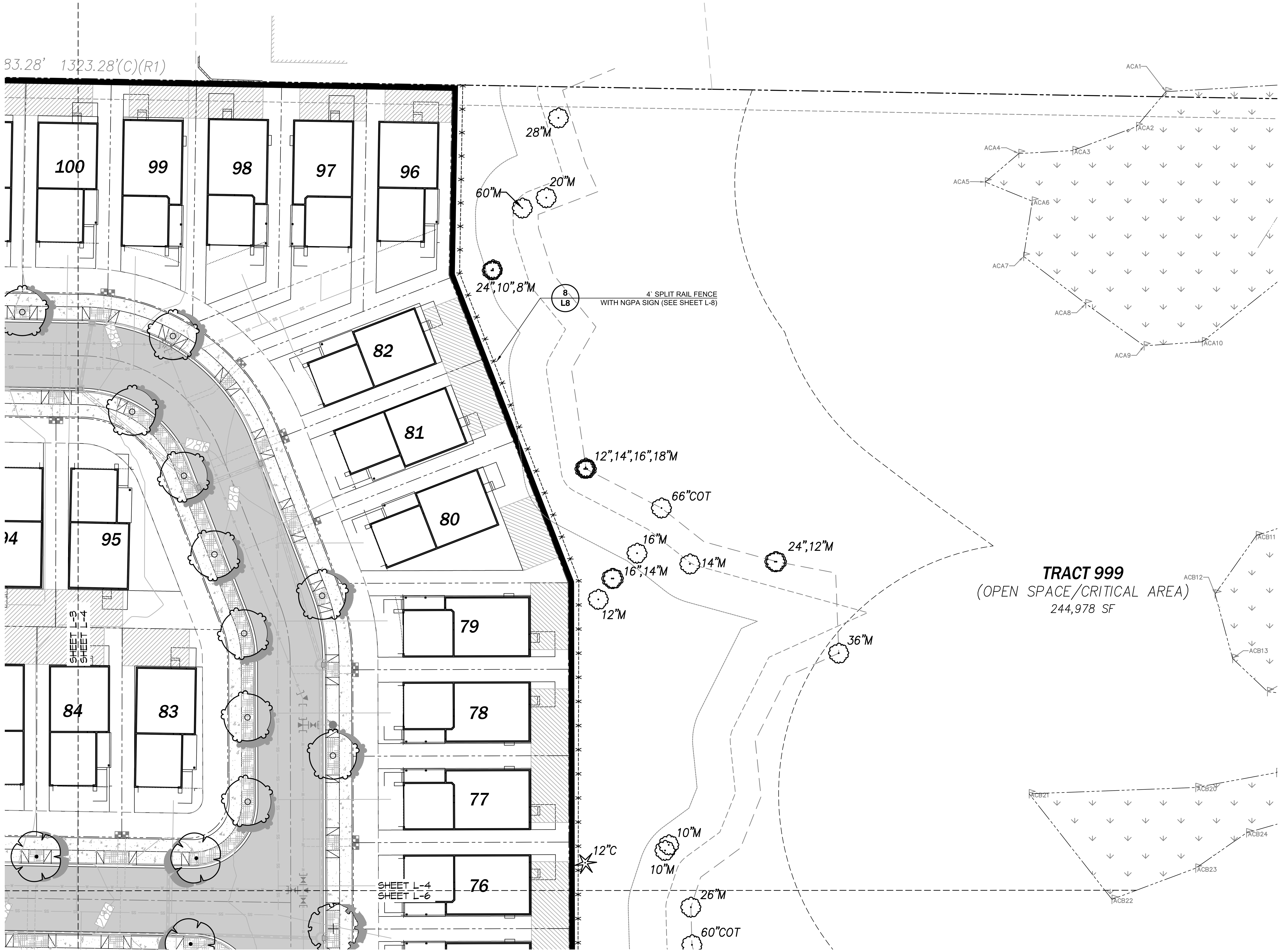
SHEET
L-3
OF 8 SHEETS



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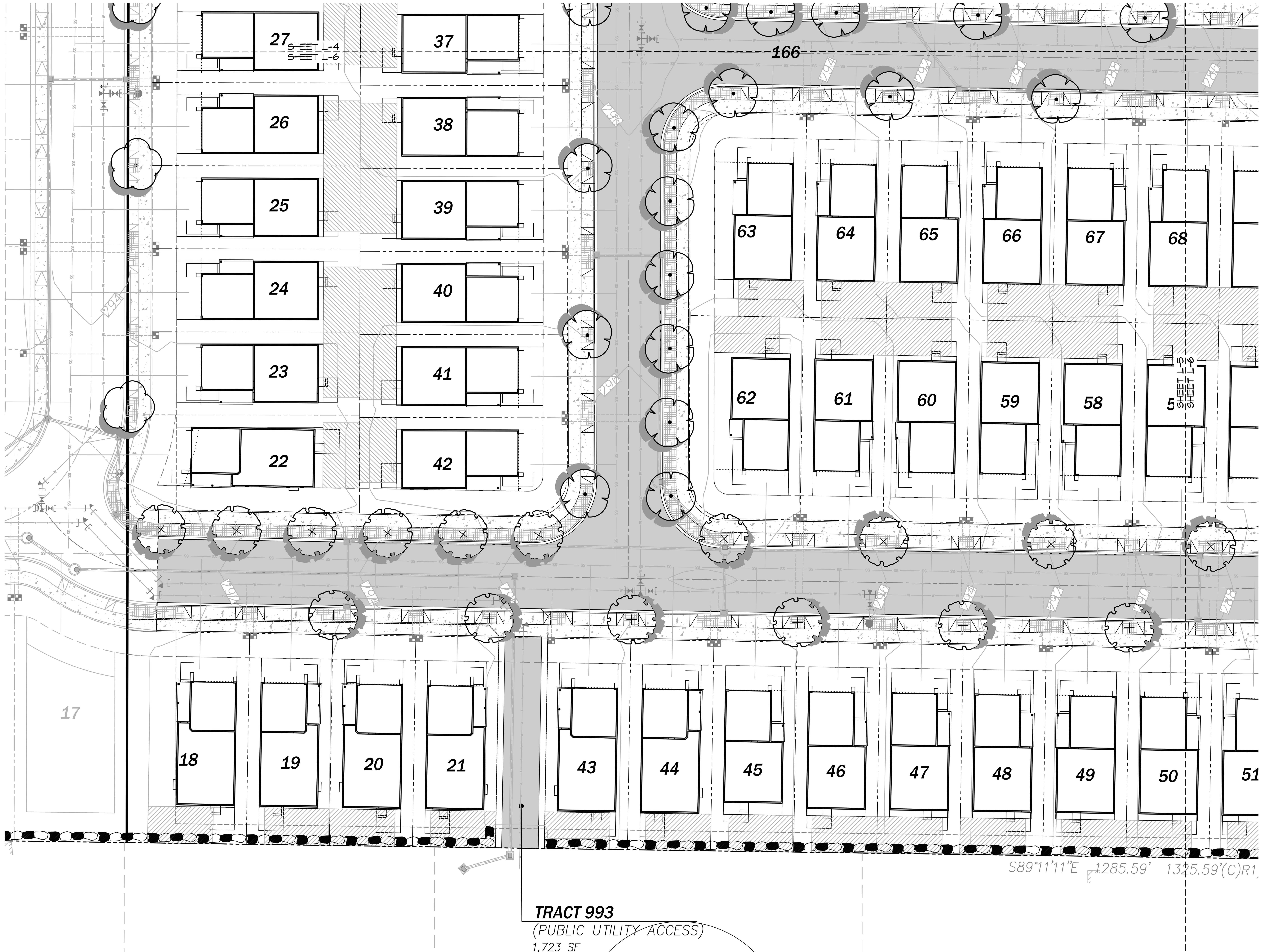

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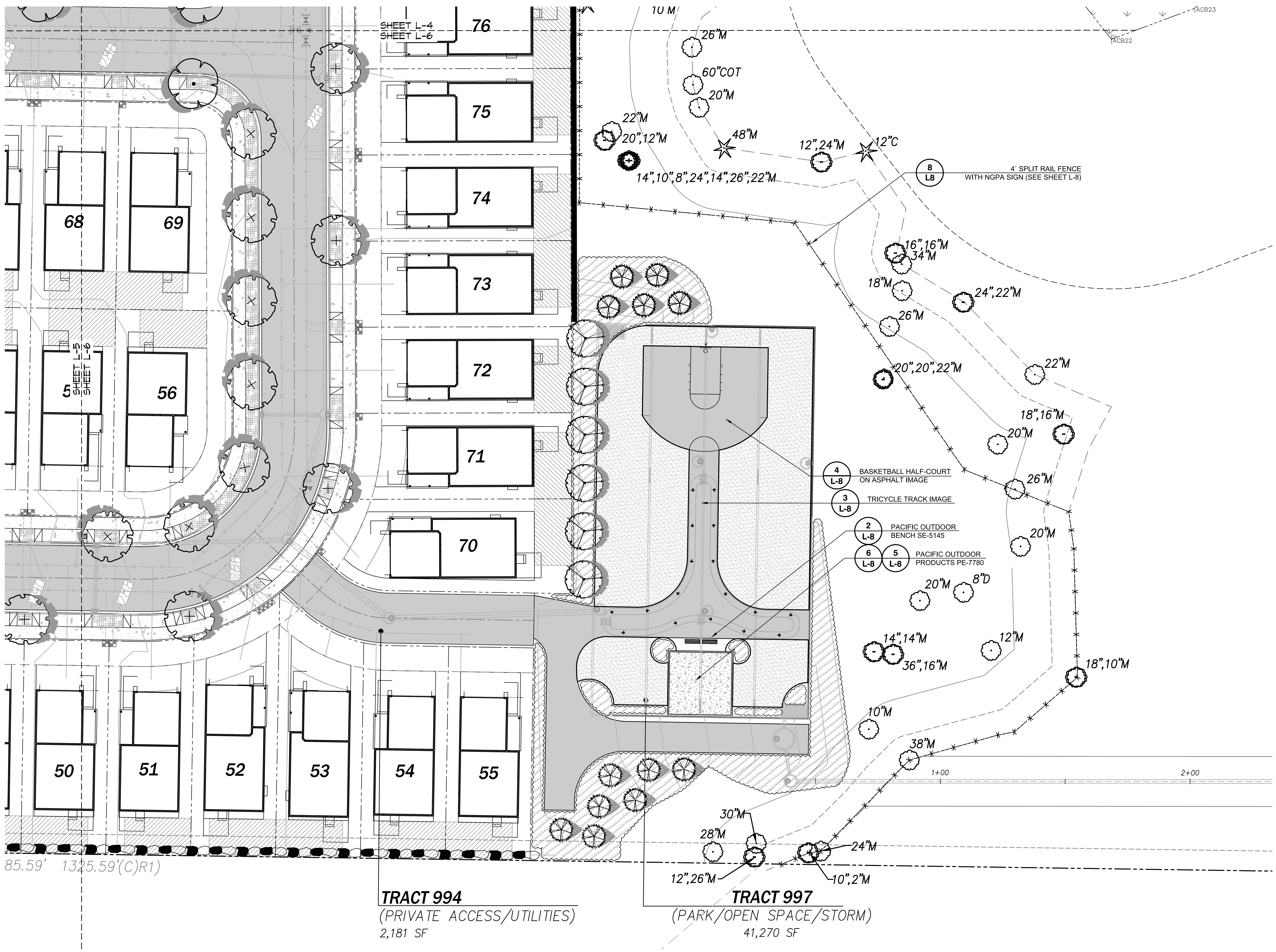
1705 & 1711 TERRACE AVENUE
SNOHOMISH WASHINGTON

SHEET
L-5
OF 8 SHEETS



LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

GRAPHIC SCALE
-20 0 10 20 40
(IN FEET)
1 inch = 20 feet

Created 5/18/20 Drawn: ELK
1. 8/3/20 REVISED PER SITE PLAN & COMMENTS ELK
2. 11/06/20 REVISED PER SITE PLAN & COMMENTS ELK

CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

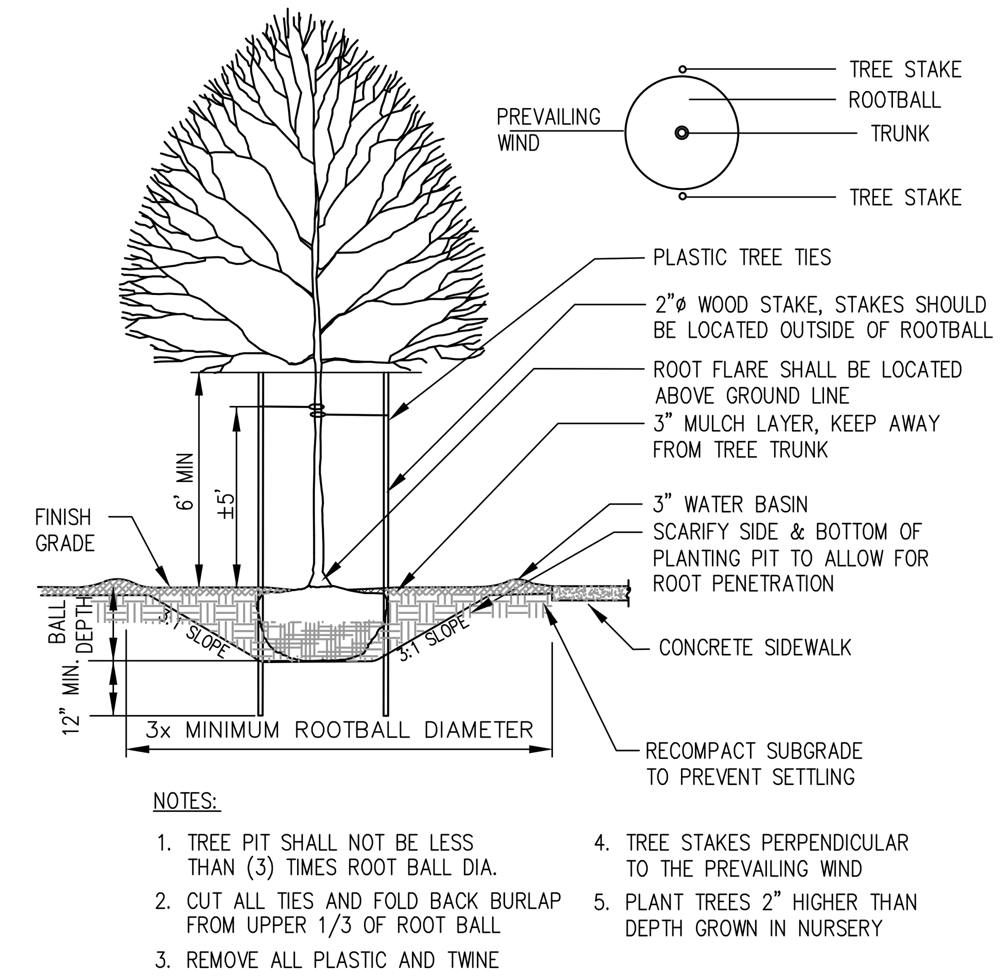
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
GAYLE L. CRAMER
CERTIFICATE NO. 634

WALSH HILLS
UNIT LOT SUBDIV
1705 & 1711 TERRACE AVENUE
SNOHOMISH WASHINGTON

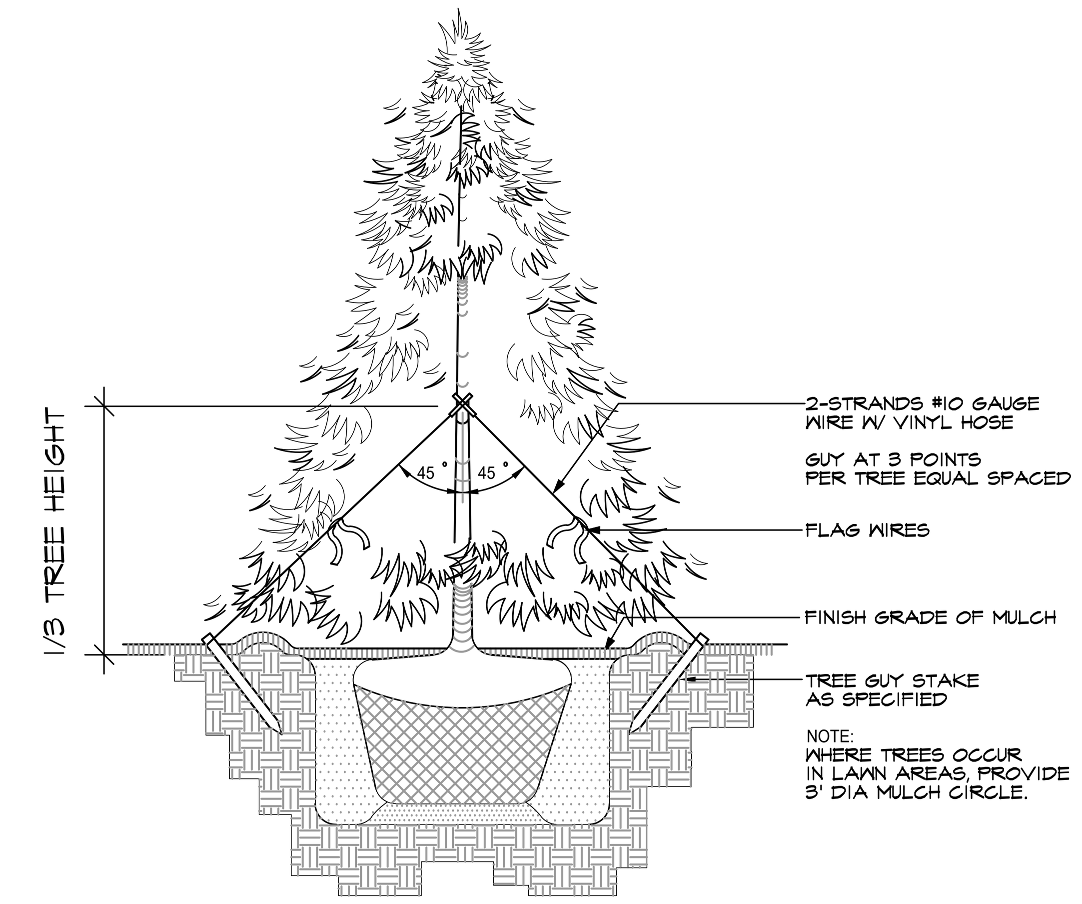
SHEET
L-6
OF 8 SHEETS

PLANT SCHEDULE

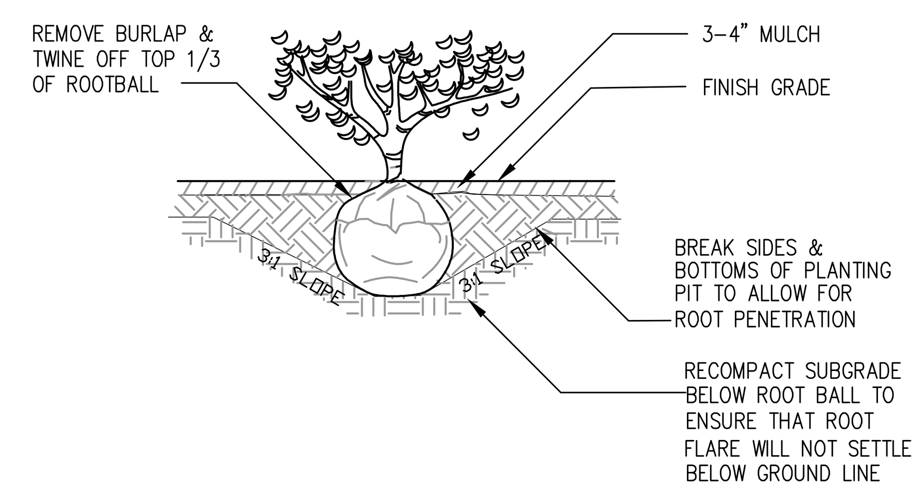
TREES	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Calocedrus decurrens / Incense Cedar	6'-7' Ht.		4
	Cercidiphyllum japonicum / Katsura Tree	2.5" Cal.		10
	Thuja plicata / Western Red Cedar	6'-7' Ht.		12
STREET TREE	BOTANICAL / COMMON NAME	SIZE		QTY
	Acer rubrum 'Bowhall' / Bowhall Maple	2.5" Cal.		26
	Fraxinus americana 'Empire' / Empire Ash	2.5" Cal.		23
	Pyrus calleryana 'Redspire' / Redspire Callery Pear	2.5" Cal.		29
	Zelkova serrata 'Village Green' / Village Green Zelkova	2.5" Cal.		4
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Fragaria chiloensis / Beach Strawberry	4"pot	18" o.c.	4,965
	Turf Sod / Drought Tolerant Fescue Blend	sod		9,333 sf
SHRUBS AND GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Shrubs and groundcovers	N/A		7,119 sf
SITE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	5/8 (-) Crushed Rock	N/A		258 sf
	Arborist Chips 3" Depth	N/A		625 sf



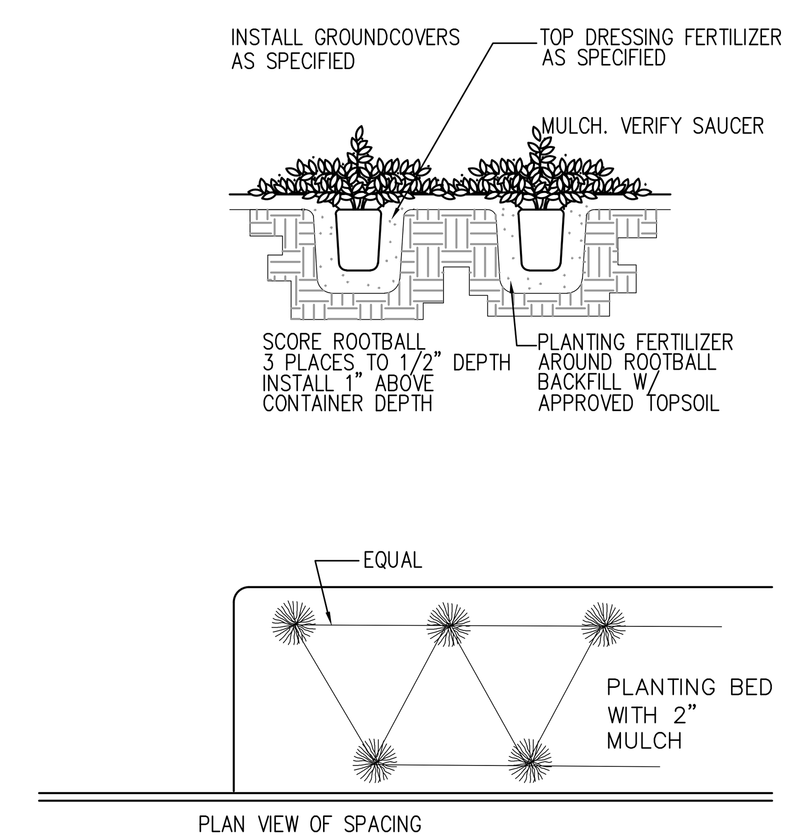
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
NTS



2 TYPICAL EVERGREEN TREE PLANTING DETAIL
NTS



3 TYPICAL SHRUB PLANTING DETAIL
NTS



4 TYPICAL GROUNDCOVER PLANTING DETAIL
NTS

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.

2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.

3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.

5. SUBGRADE IS TO BE WITHIN 1/10 INCH OF 1 FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS & STICKS LARGER THAN 2 INCH DIAMETER.

6. 4 INCH DEPTH TOPSOIL IN LANDSCAPE AREA.

7. 2 INCH DEPTH, 3 FOOT DIAMETER BARK RING AROUND BASE OF STREET TREES AND OTHER TREES LOCATED IN LAWN.

8. TREES SHOULD BE PLANTED SO THAT THE CENTER OF EACH TRUNK IS 3 FEET FROM THE BACK OF CURB OR IF PLANTED BEHIND A SIDEWALK 3 FEET FROM THE BACK OF A SIDEWALK WHERE TREES ARE TO BE PLANTED ADJACENT TO A SIDEWALK. A ROOT BARRIER SHALL BE INSTALLED ON THE SIDEWALK SIDE OF EACH TREE PARALLEL TO AND 6 INCHES FROM THE SIDEWALK. THE BARRIER SHALL BE 15 FEET LONG, CENTERED HORIZONTALLY ON THE TREE TRUNK AND EXTEND FROM THE GROUND SURFACE TO A DEPTH OF 18 INCHES.

9. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE. WHERE GROUND COVER ABUTS CURBING, SIDEWALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24" FROM CENTER OF TREES AND SHRUBS.

10. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURERS SPECIFICATIONS.

11. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK LATEST EDITION. ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES, SHRUBS AND GROUNDCOVER QUANTITIES, SPECIES, VARIETIES, SIZES AND CONDITIONS TO BE AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.

12. NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TEMPORARY IRRIGATION SHALL BE REQUIRED FOR THE FIRST 3 YEARS OR UNTIL PROPOSED PLANT MATERIAL IS ESTABLISHED. PLANT MATERIAL SPECIFIED TO BE NATIVE OR DROUGHT TOLERANT AS DETERMINED BY LANDSCAPE ARCHITECT.

13. TREES TO BE PLANTED MINIMUM 5 FEET FROM PROJECT BOUNDARIES.

14. THE AVERAGE SPACING FOR STREET TREES SHOULD BE 30 FEET ON CENTER AND ADJUSTED TO ALLOW FOR SIGHT LINES, UTILITIES, TRAFFIC SIGNS, LIGHT STANDARDS, DRIVEWAYS AND OTHER STREET APPURTENANCES.

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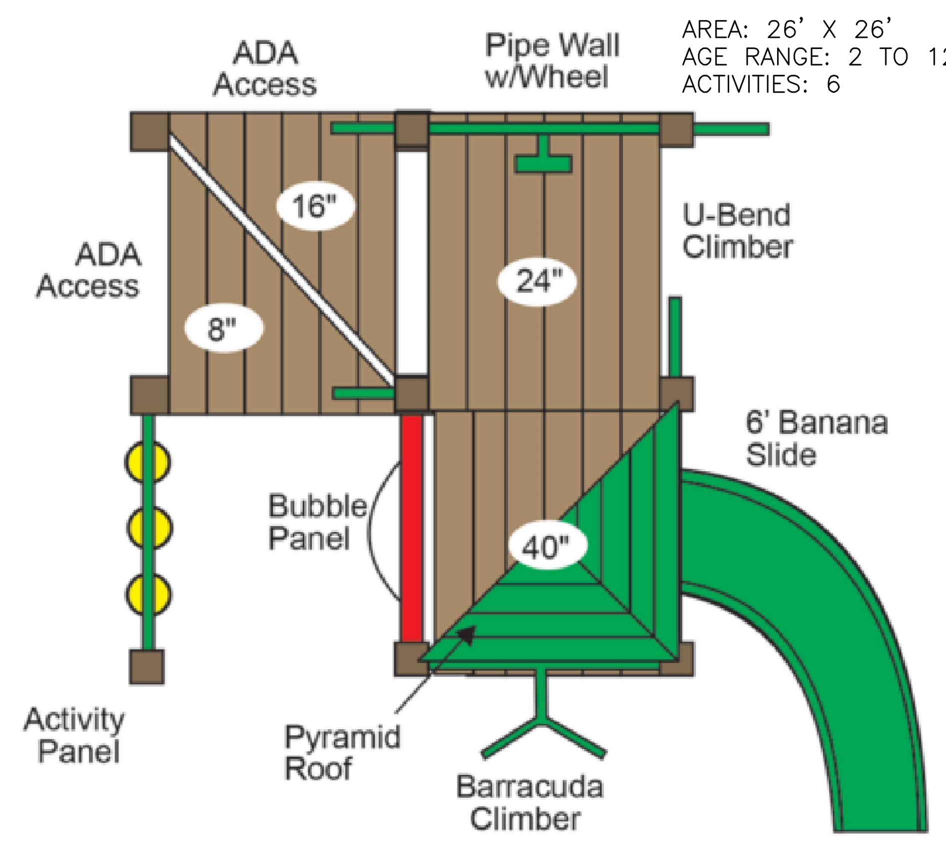
1 PACIFIC OUTDOOR BENCH SE-5165

2 PACIFIC OUTDOOR BENCH SE-5145
NTS

3 TRICYCLE TRACK IMAGE
NTS

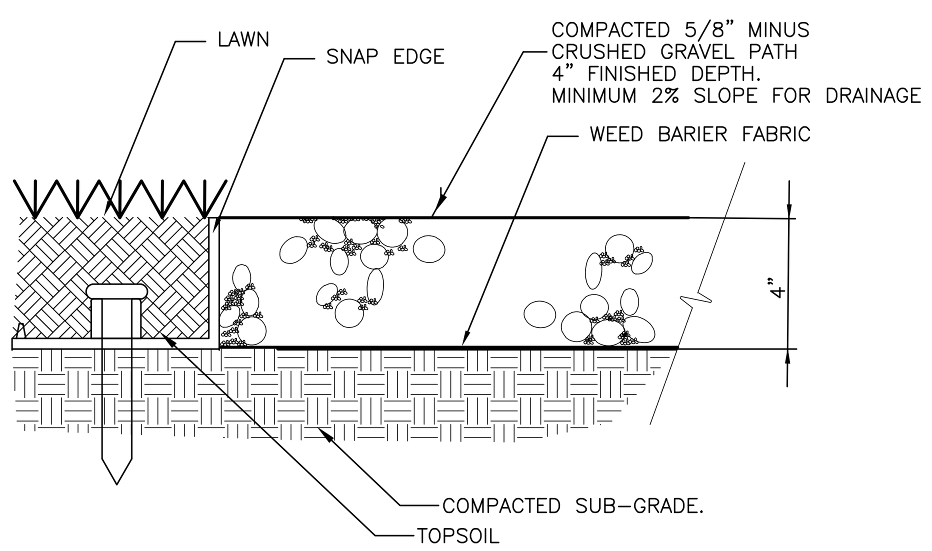
4 BASKETBALL HALF-COURT ON ASPHALT IMAGE



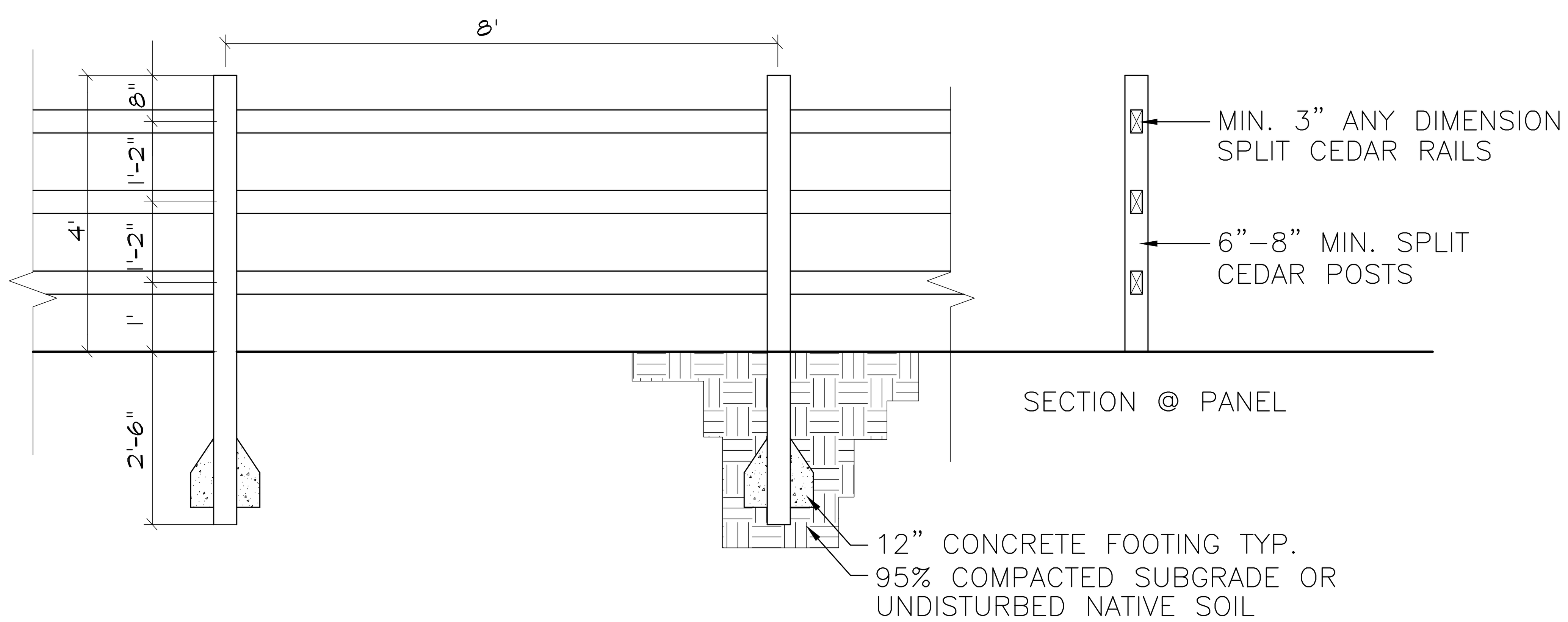
5 PACIFIC OUTDOOR PRODUCTS PE-7780
NTS

AREA: 26' X 26'
AGE RANGE: 2 TO 12 YEARS OLD
ACTIVITIES: 6

6 PACIFIC OUTDOOR PRODUCTS PE-7780
NTS

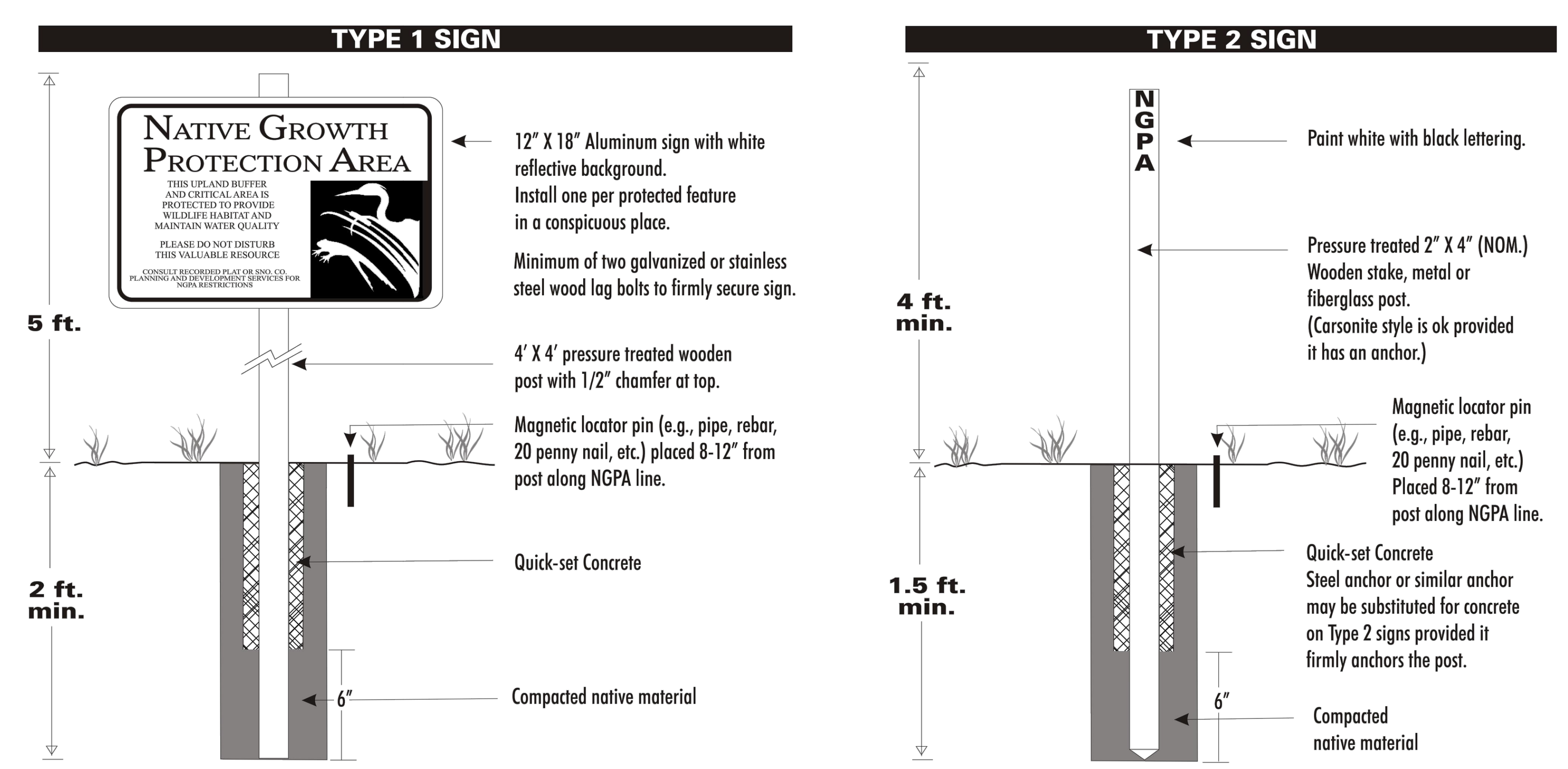


7 GRAVEL PAVING WITH SNAP EDGE
NTS



8 4` SPLIT RAIL FENCE
NTS

Native Growth Protection Area Sign Installation Guidelines



NOTES:

1. NGPA signs shall be placed no greater than 100 feet apart around the perimeter of the Native Growth Protection Area. Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1 sign shall be placed in any lot that borders the Native Growth Protection Area, unless otherwise approved by the County biologist.
2. Sign placement shall be subject to the approval of Snohomish County. Alternative sign designs may be submitted to Snohomish County for approval.
3. All signs must be secure and permanent.

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